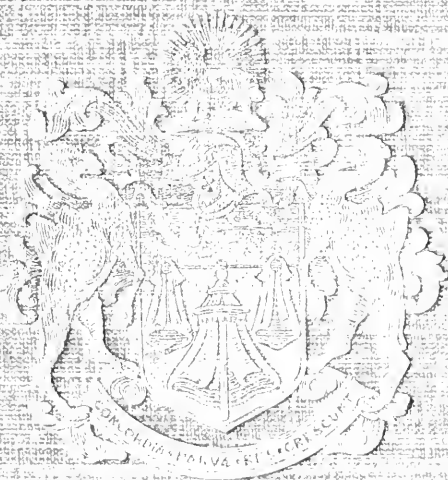


History of the Site OF *Merchant Taylors' Hall*



By
H. L. Hopkinson
1913



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Dear Mr. Hills

I am glad you are
interested, is what I had to say
about the company & its bill.

I shall be pleased to write to the
club, if you will be so good as to
write to me.

Yours truly,

Henry J. H. H. H.

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111

To

Oshon. C. Hills

3rd December 1921.

for the week

THE SITE OF
MERCHANT TAYLORS' HALL

A History
OF THE
Site of Merchant Taylors' Hall
and adjoining properties belonging to the
Guild of Merchant Taylors
OF THE
Fraternity of Saint John Baptist
IN THE
City of London

BY
Henry Lennox Hopkinson

Master of the Guild for the Year 1910-11



THE RIORDEN PRESS, NOEL STREET, SOHO

1913

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St. John Baptist's Day, 1913.

MY DEAR MASTER,

I have often felt that it would be very desirable if one could have, in an easily accessible form, for the information of the members of the Court of the Merchant Taylors' Company, a record of the circumstances and conditions under which each particular property belonging to the Company has been acquired.

Such a record would not only have a historic interest, but, I venture to think, would be of practical value in enabling one to reply to the criticisms which are sometimes made even by fair-minded though imperfectly-informed persons, in regard to the application by the City Guilds of their corporate funds, which nevertheless it has been declared on the highest authority, are as much their own property as that of any private owner.

I am indebted to the kindness of my colleagues on the Court, for having given me the opportunity in the accompanying pamphlet, of trying to put my ideas into effect, as regards an important part of the Company's possessions, viz., the site of our Hall and other property immediately adjoining.

In conclusion I should like to express the hope that the record may at some future date be completed so as to include the rest of our properties.

I am, my dear Master,

Yours sincerely,

HENRY L. HOPKINSON.

CYRIL WINTLE, Esq.,

Master of the Merchant Taylors' Company.

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ABBREVIATIONS IN MARGINAL NOTES.

H.R.—Husting Rolls at the Guildhall, London.

C.P.R.—Calendar of Patent Rolls, published by the Record Office.

P.R.—Patent Rolls at the Record Office.

C.L.B.—City Letter Books, edited by Dr. R. R. Sharpe.

C.M.—Court Minutes of the Merchant Taylors' Company.

M.—Memorials of the Merchant Taylors' Company, by C. M. Clode,
1875.

Stow—Stow's "Survey of London" (Edition of 1908 by C. L.
Kingsford).

Loftie—Loftie's "History of London."

INTRODUCTION.

THE main object in view, in the preparation of these notes, is to identify the sources from which the Merchant Taylors' Company have derived the site of their Hall and other properties lying within the area bounded by Threadneedle Street, Bishopsgate Street, Cornhill and Finch Lane, to shew the circumstances under which they were acquired, and to trace the early titles thereto.

At the same time, I have not limited myself exclusively to this object, but have dealt with other matters, incidentally arising, in connection with the premises, which appeared to me might be of interest to the members of the Company; including a short account of any interesting or distinguished person formerly connected with the Company's properties, either as tenant or owner, whose name I may happen to have come across in the course of my researches.

It will be seen that a large proportion of the property dealt with is not subject to any charitable trust whatsoever, and that quite a considerable number of properties have been acquired by the Company, down to as recent a date as the year 1911, for the purpose either of investment or of rounding off their estate.

In view of the allegation contained in the Majority Report of the Royal Commission on the City Livery Companies (page 42) that "it is not improbable that

B

certain of the Companies' title deeds, which were destroyed in the Fire, would if preserved, have disclosed trusts," it seems very desirable to place on record the actual facts in connection with the acquisition by this Company of their various properties, by reference, where the original deeds have been lost or destroyed, to the copies preserved in the Record Office, or in the Court of Husting.

If ever it were proposed to carry out, in whole or in part, the recommendations contained in the Majority Report of the Commissioners, legislation would be necessary, which it would be the duty of the City Guilds to oppose to the utmost. To do so with success or even to mitigate the consequences of any such legislation, we ought to be prepared betimes with all the true facts in connection with the circumstances under which our various properties were acquired, and then I believe we should indeed be in a position to shew in Parliament a very strong case against any interference, and I venture to think, even a stronger case than was made out before the Commissioners.

If however some unscrupulous Government should hereafter seek to deprive us of our property, let us at least prevent them from trying to justify an act of confiscation pure and simple by any shallow pretence, that they are only dealing with trust property.

I have been fortunate in discovering, enrolled in the Record Office or in the Court of Husting, a large number of deeds and documents relating to the Company, which have been lost sight of, but of which I have now had copies made and placed among the archives, for future reference by any who may be interested in them.

I should like to take this opportunity to acknowledge the valuable assistance I have received in my search

through the Husting Rolls, from the work of Dr. R. R. Sharpe, the learned Keeper of the Guildhall Records, himself an old Merchant Taylor boy and an Andrews Exhibitioner. He has prepared a full index or calendar of all deeds enrolled in the Court of Husting, without which any attempt to search the Rolls would have been practically hopeless. It is at present in manuscript only, but it is to be hoped that the Corporation will see their way to have it printed, so as to render it more easily accessible to all who are interested in the ancient history of London and its citizens.

I have also consulted certain manuscript books in the Company's possession known as "The Evidence Book," "The Wills Book," and "The Rentals Book."

The Evidence Book contains short and, for the most part, very incomplete abstracts, though in some cases copies, (not always accurate), of various deeds affecting the Company's property, most of which have long since been lost, mislaid, or possibly burnt in the Great Fire. Full copies of many of these deeds, have, however, been preserved in the Court of Husting or in the Record Office, to which, as being more likely to be reliable, I have, wherever available, directly gone for the particulars given in these notes; except of course in those cases where the original deeds are still in the Company's possession.

The Evidence Book is a copy of an earlier one prepared by Richard Wright, Clerk to the Company (1587-1594) and afterwards Master (1611). It was made in the year 1605 and brought down to date by Richard Langley, then Clerk to the Company.

Langley resigned the Clerkship in 1610 on being appointed Deputy Town Clerk, and was elected on the Court of Assistants the same year. He died in 1612 and

was buried in St. Martin Outwich, where there was a monument to him and his wife.

The Wills Book contains not only copies of wills of benefactors, as its name would imply, but also of many other documents.

The Rentals Book gives particulars of the leases granted by the Company. The two last-mentioned books seem to have been also compiled by Langley about the same time as the Evidence Book, but contain many later entries. In the Court Minutes for the year 1608 is a reference to the preparation of these and other books by Langley, and a payment to him of £100 for his services in connection therewith.

C. M., vol. v.
p. 318.

Without the help I have received from Mr. C. M. Clode's "Memorials" and his "Early History" of the Company, I could hardly have ventured on the task of preparing these notes.

I believe that only those who have attempted to follow in his footsteps, can fully realize the enormous amount of research which the writing of those books must have involved. If I have had occasion sometimes to differ from his conclusions, it is because I have had sources of information which were not available to him at the time he wrote.

I should like to express my thanks for the encouragement I have received from members of the Court, and for the help given me by the officers of the Company, Mr. Edward Nash, Mr. H. A. F. Chambers and Mr. W. T. Essex, with their intimate knowledge of the Company's records.

In giving the dates of deeds and other documents, I have throughout adopted the "New Style" which did not come into force in England till 1752, up to which

time the year was reckoned to commence at Lady Day instead of on the 1st of January.

Many variations in the spelling of proper names will be noted ; but I have tried, in all cases, to adhere to the spelling adopted in the particular document to which I may happen to be referring.

In quoting from Latin and French documents, I have given the spelling as I found it, though it is possibly incorrect.

Attached to these notes will be found two plans ; one, which I have called the "Ground Plan," indicating by separate colours the titles under which the property is held ; the other, which I have called the "Key Plan," indicating the abuttals of the property at various dates, with the ward and parish boundaries.

The ward boundaries are only approximately correct, for I have not been able to find any authentic ward maps ; while the boundaries as shewn on the ordnance map are uncertain and confusing.

Neither the ward clerks nor the ward beadles are able to tell me with certainty the original boundaries of their wards. In the absence of any reliable maps or plans, I have shewn the present ward boundaries as well as I can, but there is no doubt that they have varied from time to time. Indeed, I am officially informed that the practice has been, when a new building has been erected on the boundary of two wards, to treat it as lying within the ward in which the greater part is situate, which, of course, will account for most of such variations.

The parish boundaries are taken from parish maps, and probably differ very little from the ancient boundaries, but even in their case, differences, I think, do occur.

For instance, there is no doubt that the part of the "little garden" coloured yellow (2) on the Ground Plan,

which is now incorporated in the site of the Court Dining Room, was originally in the parish of St. Michael Cornhill.

From the very nature of the subject dealt with in these notes, I am afraid they must be somewhat dry reading, except to those interested in all that concerns the Company.

THE HALL SITE.

Land coloured pink on the Ground Plan.

The first piece of land acquired by the Guild or Fraternity of Taylors and Linen Armourers was the site of the present Hall of the Merchant Taylors' Company.

The history of the site before its acquisition by the Fraternity is as follows :—

By a Deed, not dated but (as appears from its ^{H. R.} being attested by the then Mayor and Sheriff) executed ^{28 (49).} in the year 1297 or 1298, and enrolled in the Court of Husting on the 19th of October, 1299, Ralph de Alegate (who is therein described as “ clericus,” and who was also known as “ Ralph Crepin,” as I shall presently shew), conveyed to Walter de Glovernia his stone gateway, with the stone chamber erected over the same, and the new stone work for the purpose of constructing a hall (“ ad unam aulam construendam ”), adjoining the same gateway upon Cornhill (“ eidem porte conjunctam super Cornhull ”) in the City of London, with the garden adjoining, extending as far as the gable (“ gabulum ”) of the stone chamber of the great mansion towards the South, as the same is enclosed within stone and other walls; to hold the same in fee simple, at the rent of a rose on St. John the Baptist's Day.

By another Deed, also not dated, but (as similar internal evidence shews) executed in the year 1298 or ^{H. R.} 1299, and enrolled in the Court of Husting at the same ^{28 (48).} time as the last-mentioned deed, Ralph de Alegate

(otherwise Crepin) conveyed to Walter de Glovernia his principal mansion upon Cornhill, with houses and rents adjoining, in the parishes of St. Peter and St. Michael upon Cornhill, St. Benedict Fink, and St. Martin de Otteswich, and the appurtenances thereunto belonging (excepting from the said grant the stone gateway with the stone chamber erected above it, and excepting also the new work for the purpose of constructing a hall, and the garden adjoining, extending as far as the gable of the stone chamber of the aforesaid principal mansion towards the South, as the same is included within stone and other walls) To hold the same (except as aforesaid) to the said Walter de Glovernia in tail, with limitations over (in the event of his dying without issue) to his brother, John de Glovernia, and his sister, Juliana de Glovernia; but in the event of their dying without issue, the property was to revert to Ralph de Alegate (otherwise Crepin) and his heirs.

Evidence
Book, p. 13

These two deeds were at one time in the Company's possession, as appears from the Schedule contained in the Evidence Book. It is clear that they must relate to some part at least of the Hall site, because, apart from the evidence afforded by the fact of the documents being in the Company's possession, the property with which they deal is described as lying within the parishes of St. Peter, St. Michael, St. Bennet Fink and St. Martin Outwich.

From a reference to the Ground Plan, it will at once be seen that it would practically be impossible to demarcate a piece of land to which this description would apply, without including some part of the Hall site, lying, as it does, at the junction of the four parishes.

H. R.
29 (65).

By a Deed dated the 13th of June, 1300, Ralph de Alegate, "called Crepin," ("Radulphus de Alegate dictus

Crepin") released to Walter de Glovernia (in the margin called "Walter de Gloucester") All title and claim to all lands, tenements and rents whatsoever at any time belonging to him in the City of London, and given by him to the said Walter.

At the same time, Ralph de Alegate (otherwise Crepin), executed similar deeds of release to John de Glovernia and Juliana de Glovernia. I have come across many such deeds of release and quit-claim, following on a prior deed of conveyance. They are interesting as shewing the conveyancing practice of those days, but I merely refer to these particular deeds, in order to establish the identity of Ralph de Alegate with Ralph Crepin, which is also proved by other deeds in the Husting Rolls.

By a Deed dated the 8th of May, 1332, Edmund ^{H. R.} Crepin, who is therein described as the son of Walter ^{60 (44).} Crepin, in consideration of a certain sum of money ("quandam summam pecunie") conveyed to John de Yakeslee, Tentmaker to the King ("pavilonarius domini nostri regis") All that his principal mansion ("managium") in the parishes of St. Peter de Cornhull, St. Benedict Fink, and St. Martin de Oteswith, in the wards of Cornhull and Bradestrete, in the City of London, with the great gate belonging to the same mansion towards Cornhull, and with the solar ("solarium," *i.e.*, an attic or upper room), built over the same gate, and with another great gate belonging to the same mansion towards Bradestrete, together with the right of ingress and egress to and from the said mansion, as well through the said great gate towards Cornhull as through the said great gate towards Bradestrete, and with all other the appurtenances whatsoever to the said mansion within the said two gates belonging; which said mansion

Sir Oliver de Ingham, knt. had hitherto held of the said Edmund Crepin, and inhabited ; and the same was situate in breadth between the tenement of William de Manhale, and the tenement of Agnes Rikeman, and the tenement formerly of Henry de Coventre, rector of the church of St. Bride, Fletestrete, and the tenement which John de Totenham, carpenter, held of the said Edmund Crepin towards the East, and the tenement of the said Edmund Crepin, and the tenement of the Brethren of St. Augustine, London, (the "Austin Friars"), which Thomas Lyon held for the term of his life, and the tenement formerly of Henry de Schorne towards the West, and extended in length from the highway ("vicus regius"), of Cornhull and the tenements of the said Edmund Crepin towards the South, as far as the tenement which the said John de Totenham, carpenter, held of the said Edmund Crepin, and the highway ("vicus regius") of Bradestrete towards the North, as the said principal mansion was divided and separated from the other adjoining tenements of the said Edmund Crepin by boundary marks then recently placed there.

H. R.
64 (13).

By a Deed dated the 12th of November, 1336, Yakeslee, in consideration of a certain sum of money ("quandam summam pecunie"), conveyed the premises to John de Ayleston (therein described as "clericus") under the same description as in the Deed of 1332, except for a variation in the abutments, which I shall set out as they form another step in the work of identification. The premises are described as bounded on the East by the tenement of the Prior and Convent of the New Hospital of St. Mary without Bishopsgate, which William de Manhale holds for the term of his life, the tenement of Richard de Basyngestoke, which formerly belonged to

Agnes Rikeman, the tenement of Henry de Coventre, and the tenement of John de Totenham; on the West by the tenement of Edmund Crepyn, the tenement of the Brethren of St. Augustine, which Thomas Lyon holds for the term of his life, and the tenement which formerly belonged to Henry de Shorne; on the South by the highway of Cornhill and the tenement of Edmund Crepyn; and on the North, by the tenement of John de Totenham and the highway of Bradestrete.

Ayleston did not retain the property very long, for on the 29th of September, 1337, he reconveyed it to Yakeslee. Possibly the transaction was only in the nature of a mortgage. Evidence Book, p. 4.

By a Deed dated the 20th of March, 1345, Yakeslee conveyed the property to John Aystwick. This Conveyance does not appear to have been enrolled in the Court of Husting; but there is a short abstract of it in the Evidence Book, which, however, gives no abuttals. Evidence Book, p. 5.

By a Deed of Feoffment dated the 9th of July, 1347, of which Deed there is also only a short abstract in the Evidence Book, John Aystwick conveyed the premises to William Galeis and twenty-five other feoffees. Evidence Book, p. 6.

This Deed is not enrolled in the Court of Husting, but on the Close Rolls is a recognizance for £300 given by Astwyk to secure the feoffees' title, and an Indenture dated the 22nd of July, 1347, setting forth the conditions of the recognizance and containing a recital of the deed, in which the premises are described as all that principal mansion ("principal manage"), etc., and which states that Aystwyk, who is therein described as "marchant et citein," had recently obtained the same of the grant and feoffment of John de Yakeslee ("iadys avoit del doune et feoffament de Johan de Yakesle"). This deed of feoffment I believe, for reasons which I shall presently Close Roll, 21 Edw. III. pt. 1. m. 36d.

give, marks the date when the Fraternity first acquired the site of the present Hall.

I have traced the occupation of many of these feoffees, and I have found all such to be members of the Guild of Taylors and Linen Armourers.

I think it is safe to conclude, therefore, that this Conveyance was taken in their names, as Trustees for the Guild, which (assuming that the Charter of Edward III. constituted an act of incorporation) had at that time no power to hold land in mortmain. In this view I am supported by the compiler of the Evidence Book, as I shall shew later. Of course if the Guild was not a corporate body, the purchase had of necessity to be taken in the names of trustees on their behalf, just as in the case of an ordinary club at the present day.

The premises were nevertheless spoken of as the property of the Fraternity, certainly as early as the year 1378, for on the Husting Roll, is a Conveyance dated the 17th of December, 1378, to one, John Organ, of a tenement in Bishopsgate Street (now part of the Royal Bank of Scotland), which is described as abutting on the West, upon the tenement of "the Fraternity of Taylors."

From time to time during the next forty-five years, new trustees were appointed in place of those who died or retired, till ultimately the property became vested in the four following persons: Simon Wynchecombe, citizen and armourer (Sheriff 1383), and William Sudbury, John Shalyngford and Thomas Bridlyngton, citizens and taylors.

At this point on the title, there is in the Evidence Book, a note as follows:—"After all these several conveyances long holden in the hands of feoffees upon trust and renewed from time to time with change of feoffments, the King's licence in mortmain was had and obtained

H. R.
107 (124).

Evidence
Book. pp. 6-8

Evidence
Book, p. 9.

for the amortizinge of the premises to the Master and Wardeins of the Guild and Fraternity of St. John Baptiste in the Citty of London ”.

The history of the early Mortmain Acts, and the numerous devices resorted to by the religious foundations for getting round them—devices which, as afterwards adopted by private persons for their own purposes, have so profoundly affected our real property law—is a subject of considerable interest, but this is not the occasion to discuss it further. Suffice it to say, that one of these devices was to cause the land to be conveyed to feoffees, to the use of, or in trust for, the religious or other corporation. This device, so far as such corporations were concerned, was put a stop to by the Statute of Mortmain of 15 Richard II., which expressly included in its operation lands conveyed to the use of Guilds and Fraternities.

It was no doubt in consequence of the passing of this Statute, that the Guild immediately afterwards applied to the King for his licence to hold the premises in mortmain.

Before a licence could be granted, it was necessary that an official inquiry before the King's escheator and a jury (“*inquisitio ad quod damnum*”) should be held to ascertain, among other things, the annual value of the land proposed to be amortized. An inquiry was accordingly held on the 6th of June, 1392, and it was found by the jury that the land and buildings, to which the application referred, were then of the annual value of £10.

As a result of the application and inquiry, Richard II. by letters patent dated the 23rd of June, 1392, in consideration of 200 marks (£133 6s. 8d.) paid to him by Thomas Sibsay, Master, and Stephen Hamme, William Waterton, John Patriche and Henry Seward, citizens

Chancery
Inq. a.q.d.
File 413
No. 13.

P. R. 16.
Ric. II.
Pt. I. m. 14.

and taylor^s of London, Wardens of the Guild and Fraternity of St. John the Baptist of the same City (“Custodes Gilde et Fraternitatis sancti Johannis Baptiste”) granted to Simon Wynchecombe and his co-feoffees licence to assign “Two messuages, eleven shops and ten marks of rent in London, held of the King in burgage, to the aforementioned Master and Wardens and Brethren and Sisters of the aforesaid Guild and Fraternity” and licence to the same Master and Wardens and Brethren and Sisters to receive and hold the said premises to themselves and their successors for ever.

The ten marks was a rent charge belonging to the Fraternity and issuing out of premises known as the Saracen’s Head, Friday Street.

It will be observed what a heavy fee was charged for the licence, equal to eight years’ purchase of the annual value of the property comprised therein; that is to say, fifteen marks a year (£10) from the two messuages and eleven shops, and ten marks a year from the Saracen’s Head; together, twenty-five marks a year.

Burgage tenure was analogous to the free socage tenure, generally prevailing in the country.

Under this tenure, the land was held by citizens directly from the King, on the single condition of being bound to defend the walls of the City.

In pursuance of the licence, by a Deed dated the 24th of June, 1392, Simon Wynchecombe and his co-feoffees conveyed the premises (together with the ten marks rent issuing out of the Saracen’s Head), to the Master and Wardens and Brethren and Sisters of the Guild and Fraternity of St. John the Baptist in London, and their successors, Master, Wardens, Brethren and Sisters of the same Guild and Fraternity, under the following description: “All those two messuages and eleven shops, of

which one messuage called "Taillourshalle" and the aforesaid eleven shops are in the parishes of St. Benedict Fink and St. Martin Oteswych, between the tenements of the Brethren of the Order of St. Augustine, London, on the West, and the tenements of John Chircheman, which were formerly of Master John de Totenham, carpenter, on the East; and between the tenements of Edmund Saundeford, which formerly were of John de Colonia, on the South and the highway ("via regia") of Bradestrete on the North; and the other messuage is situate in the parish of St. Peter upon Cornhill, between the aforesaid tenements of Edmund Saundeford, which formerly were of John de Colonia, on the West; and the tenement of the Prior and Convent of St. Mary without Bishopsgate on the North (East?); and the highway ("via regia") of Cornhull on the South.

The abuttals are not so fully set out as in the Conveyance to Yakeslee; but I doubt whether the Deed has been accurately copied by the compiler of the Evidence Book, though I am unable to check it, as it has not been enrolled in the Court of Husting. The tenement of the Prior and Convent of St. Mary was undoubtedly on the East, and not on the North, of the messuage in the parish of St. Peter upon Cornhill, which was bounded on the North by the property of John de Totenham, as is clearly shewn in the Conveyance of 1336 from Yakeslee to Ayleston above referred to.

The property, which is described in the Conveyance of 1332 from Crepin to Yakeslee as the tenement which John de Totenham held of Edmund Crepin, had in fact been sold by Crepin to Totenham in 1328, subject to a rent charge. H. R.
58 (16).

In 1336 Edmund Crepin sold to John de Colonia the property belonging to him, which lay to the South of the H. R.
64 (76).

premises conveyed by him to Yakeslee. It afterwards became vested in John Billesden, who by his Will dated 1522, in pursuance of the trust reposed in him by Sir Thomas Lovell, devised it to the Grocers' Company, subject to certain pious uses, with a gift over in case of default to the Merchant Taylors' Company. It still remains the property of the Grocers' Company. On some part of it stood the "Weigh House" which was afterwards removed to Eastcheap. The name survives in the "King's Weigh House Chapel," which formerly stood near Eastcheap, but is now removed to Duke Street, Grosvenor Square. A body of Protestant Dissenters formerly used to meet and hold their services in a room over the Weigh House (then called the "King's Weigh House") in Eastcheap. They afterwards built themselves a chapel near by, which came to be known as the "King's Weigh House Chapel" and remained in existence till the land was acquired by the Metropolitan and District Railway Companies for the completion of the Inner Circle Railway, when the chapel was removed to its present site.

Sun Court, Cornhill, to which the Company has an entrance from the Library, was formerly known as Weigh House Yard.

It will be observed from a perusal of the above-mentioned deeds that at the date when Edmund Crepin sold to Yakeslee and down to, certainly, as late as the year 1347, when the property was purchased on behalf of the Fraternity, there was but one messuage or principal mansion standing on the site, but that in the year 1392, when the premises were conveyed directly into the names of the Master and Wardens of the Fraternity, there were two messuages in existence, namely, one messuage called "Taillourshalle" in the parishes of St. Benet Fink and

St. Martin Oteswyche, and one messuage in the parish of St. Peter upon Cornhill.

On referring to the accompanying plans, it will at once be seen that the messuage in St. Peter's parish can only have stood on the site of what is now No. 2, White Lion Court, for it was not till nearly three hundred years afterwards that the Fraternity acquired any other land in this parish.

If we turn to the earliest rent rolls extant, namely, for the year 1399-1400, it will be found that the messuage in St. Peter's parish was then known as "le veille hostielle," and that it was let at £5, afterwards increased to £6 13s. 4d. (ten marks), per annum; which, having regard to the then value of money, shews that it must have been a house of some consequence. Edward Courtenay, third Earl of Devon, Admiral of the Fleet to Richard II., appears to have been the tenant; at any rate, he paid several years' arrears of rent to the Fraternity during the years 1403-1405.

The old French word "hostielle" means a mansion, and corresponds of course to the modern word "hôtel" as applied to a private house.

Which of the two messuages was the more likely to be the older building, that even then known as "le veille hostielle," or that known as "Taillourshalle"? Surely the answer must be the "old mansion," "le veille hostielle." Now, if we turn back to the Conveyance from Ralph Crepin to Walter de Glovernia (or Gloucester), we find that in 1298 there was a hall in course of erection which adjoined the gateway upon Cornhill. The position of this gateway is, beyond all reasonable controversy, that now occupied by the present entrance from Cornhill into White Lion Court. The description of the hall then in course of erection, as adjoining the gateway, would more

fitly apply to a building being erected on the site "where
"le veille hostielle" stood, than to a building so far away
as our present Hall.

The conclusion, therefore, that I come to is, that the hall which was being built in 1298 was afterwards Edmund Crepin's mansion wherein Sir Oliver de Ingham dwelt, and was the same as "le veille hostielle" which stood on the site of No. 2, White Lion Court, that at the time of the purchase on behalf of the Fraternity in 1347 the site of our present Hall was part of the garden and grounds, and that some time between 1347 and 1392 a new building which was called "Taillourshalle" was erected, the Fraternity, perhaps, in the meantime temporarily occupying "le veille hostielle."

The Conveyance from Ralph Crepin to Walter de Glovernia of his "principal mansion upon Cornhill" speaks of the garden adjoining to the hall in course of erection extending as far as the gable of the aforesaid principal mansion towards the South. From its relative position, I think that this principal mansion probably stood on the land sold by Edmund Crepin to John de Colonia, now the property of the Grocers' Company, and therefore does not affect the question.

It will be noticed that shops had been erected on part of the site purchased. These shops must have been very small buildings, consisting of a room on the ground floor, with perhaps a room over. The frontage to Bradestrete of the property comprised in the Conveyance of 1392, was only 148 feet, from which has to be deducted the space occupied by the great gate, so that the average width of the eleven shops could not have been much more than 10 or 11 feet.

They are described in the early Account Books of the Fraternity as "le peti rent pres le port" or "le rente in

Bradestrete pres le porte," the total rent received in respect of them being about £5 each year.

This is not the earliest record of the erection of shops on the site, for they are mentioned in a Deed of the 21st of October, 1336, and therefore must have been put up shortly after Yakeslee acquired the property. Evidence Book, p. 5.

So far as I have been able to ascertain, this Deed of 1392 is the earliest Conveyance of land to the Fraternity as such, but I have come across two earlier deeds granting to the Fraternity rent charges issuing out of land. Under the earlier of these Deeds dated the 3rd of August, 1351, John de Totenham, carpenter, whose name has already been frequently mentioned, granted "in pure and perpetual alms" to John Pecche, pilgrim ("peregrinus") of the Fraternity of Taylors of London, William de Derby, Robert de Gyldeford, Giles de Westmall, and Roger de Coloigne ("collectores elemosinarum ejusdem fraternitatis") an annual rent charge of 4s., issuing out of all his lands in the parish of St. Martin de Oteswyche in the Ward of Bisshopesgatestrete, To hold to the grantees and their successors, Brethren of the said Fraternity ("confratres dicte fraternitatis"). Wills Book p. 12.

This Deed gives the earliest list extant, so far as I have at present been able to discover, of Masters and Wardens of the Fraternity.

The other Deed is dated the 5th of April, 1377, and under it Robert Payn and others granted to John Tilneye, pilgrim ("peregrinus") of the Fraternity of St. John the Baptist of Taylors and Linen Armourers of London, Robert Hunden, Robert Lyndeseye, Richard de Burton, and William de Sudbury, Wardens ("custodes") and the Brethren ("confratres") of the said Fraternity and their successors of the said Fraternity for H. R. 105 (22).

ever, an annual rent of ten marks sterling issuing out of all that tenement called "le Sarzinhede" (Saracen's Head) in Friday Street, in the parish of St. Matthew, which the grantors held of the gift and feoffment of John Payn, late citizen and armourer.

A few years later the Fraternity purchased the freehold of the Saracen's Head, which they still own.

It is to be noted that both the Licence and the Conveyance to the Fraternity relating to the Hall premises also comprised the above rent charge of ten marks.

Riley's
Memorials
p. 418.

John Tilneye, the "pilgrim" of 1377, is no doubt the same man as John Tilneye, the victim of a clever trick recorded in the City Letter Books under the year 1378. It seems he was a "paltokmaker." A "paltoke" was a long doublet or cloak, perhaps the forerunner of the modern "paletot."

A man named John Grey came to his house to purchase a paltoke, but before paying for it, asked that he might take it away to shew it to a friend for whom he was buying it. As Tilneye required a deposit, Grey produced some money which he proceeded to place in a purse, and then apparently put the purse into a little box and after locking it up handed it to Tilneye. Grey disappeared, and when the box was opened, it was found that the money was gone and worthless counters had been substituted. When Grey was caught he was put in the pillory and the counters were pierced and strung round his neck.

Stow, vol. i.
p. 181.

Stow says that the Master of this Fraternity till the year 1388 was called pilgrim, "as travelling for the whole Company."

Among the so-called "Adulterine" Guilds fined in 1180, because not properly licensed, was the "Gilda

Peregrinorum.” On the strength of the title “Pere-^{Loftie, vol. i. p. 171.}grinus” as applied to the Master, Loftie suggests the identity of this Guild with that of the Taylors; but if the coincidence in the names is the only evidence, I venture to doubt it.

“Peregrinus” means strictly, an alien or foreigner. It seems to me “Gilda Peregrinorum” merely meant a guild of foreign merchants, like the “Gilda Teutonicorum” which existed in London.

In modern Italian, I believe the adjective “peregrino” or “pelegrino” is used in a secondary sense to denote something rare or out of the common, in the sense of pre-eminent or distinguished; for instance, I have seen on a monument to a lady in an Italian church, her virtues and characteristics described as “pelegrini.” It may be, that the word “peregrinus,” as applied to the Master of the Fraternity is used in some such secondary sense, and merely meant one who for the time being was distinguished above his fellows in the Guild, like the word “Principal” of a College for instance.

An alternative explanation of the title of “pilgrim” may be suggested from the ordinances of the mediæval guilds, many of which make express provision for contributions by the members towards the expense of a brother going on a pilgrimage to the Holy Land, Rome, or elsewhere. Toulmin Smith, in his “English Guilds,” gives several instances, *e.g.* (p. 182) the Guild of the Tailors of Lincoln. In the case of the Guild of the Blessed Virgin Mary of Hull, the ordinance (p. 157) says:—“If any brother or sister wishes at any time to make a pilgrimage to the Holy Land, then, in order that all the Guild may share in his pilgrimage, he shall be fully released from his yearly payment until his return.”

It may be that it was the privilege or duty of one who was chosen as head of our Guild that he should undertake a pilgrimage to some shrine, the spiritual benefit arising from which would enure to the whole Fraternity; and thus in Stow's words he may be said to have travelled for the whole Company, and so received his name of "pilgrim."

Ducange's
Dictionary.

It may be worthy of note that in monasteries the name "peregrinarius" was given to the official whose duty it was to look after guests and strangers, and would seem a more appropriate title for the master. Can it be that the word "peregrinus" in this connection—or rather the abbreviated form in which it appears in documents—is a corruption of "peregrinarius"?

Loftie, vol. ii.
p. 339.

Ralph Crepin's name appears among the members for London in the earliest list extant, which is that for the Parliament of 1284.

Stow, vol. i.
p. 254.

Loftie, vol. i.
p. 93.

Camden Soc.
vol. xxviii.
p. 19.

In that same year, Crepin became implicated in a murder which seems to have caused great excitement at the time, probably because of the position of the persons concerned.

It appears that Ralph Crepin had been seriously wounded in a street brawl by one Laurence Ducket, in a quarrel over a lady, Alice Atte-Bowe by name, who was Ralph's mistress. When Alice saw her lover brought home on a stretcher, she vowed vengeance against Ducket, who fled for sanctuary to Bow Church. There Alice discovered him, and with the help of some ruffians caused him to be hanged from the mullion of one of the windows, in such a way as to suggest that he had committed suicide. An inquest was held at which a verdict of suicide was brought in, and it seemed as if the affair would be hushed up with the help of the Sheriff, and others of Ralph's powerful friends. Unfortunately

for those involved, a boy, hidden in the church, gave information. The matter was re-opened, and the parties implicated were convicted, with the result that Alice was burnt (the punishment in those days for women convicted of murder), and her accomplices hanged. Ralph himself, his friend, Jordan Godchepe, (who was one of the Sheriffs that year), and others were attainted, and after long imprisonment were, as Stow described it, "hanged by the purse," that is to say, were released on payment of fines.

Crepin's land was taken in execution, and on the Patent Rolls is a Grant dated the 2nd of July, 1285, of his "houses" in Cornhill ("vicus de Cornhulle") to Ralph de Sandwych ("custos civitatis London") to occupy during the King's pleasure. I presume the property was vested in Ralph de Sandwych, in his official capacity. At that time, in consequence of some offence caused to Edward I., the City had been deprived of its liberties and placed under the authority of a royal official called the "Custos."

In the following year, 1286, Crepin's lands were ordered to be restored to him, he having purged his innocence before Richard de Gravesend, Bishop of London, to whom he had been handed over in accordance with the benefit of clergy.

I think this Ralph Crepin and Ralph de Alegate ("otherwise Crepin") must have been the same person, for if they were not, it would be a remarkable coincidence that there should have been two men bearing the same name, living about the same time, both described as "clericus," and both owning property in Cornhill.

Walter de Glovernia (or Gloucester) was the son of Ralph de Alegate, otherwise Crepin, for he is described as "filius domini Radulphi de Alegate clerici," in a deed on

P. R.
13 Edw. I.
m. 11.

C. P. R.
14 Edw. I.
p. 386.

H. R.
29 (48).
C. L. B.
B., p. 177

the Husting Rolls, and as "Walter de Gloucestre, son of Ralph de Alegate, called Crepyn" in a document entered in the City Letter Books. He was no doubt the same person as Walter Crepin, father of Edmund Crepin, and probably the same as Walter Crepin who was a member of Parliament for London in the year 1322, and elected Alderman of the Ward of Cornhill, 1323.

Loftie, vol. ii.
p. 340.
C. L. B.
E., p. 175.
C. L. B.
E., p. 181.

Too much importance must not be attached to changes in surnames, for in those days surnames had hardly become fixed. Other members of the same family assumed the name of Bultel, for among the deeds relating to this title is a Deed of Confirmation dated the 23rd of February, 1344, by William Bultel who is therein described as the son and heir of Mascelinus Bultel, brother of Ralph Crepin ("frater Radulphi Crepyn").

H. R.
71 (25).

Sir Oliver de Ingham, who was tenant of the premises when Edmund Crepin owned them, was a distinguished soldier. An interesting account of his life will be found in Clode's "Early History" of the Company, Vol. II. p. 1.

C. P. R.
Edw. III.
1329, p. 393.

John de Yakeslee's name frequently occurs in the Patent Rolls of the time of Edward III. He is described as King's Serjeant and was appointed Keeper of the King's Tents in 1329.

Id., 1334
p. 545.

In 1334 he obtained a Writ of Aid for bringing to the King at Newcastle-on-Tyne a new hall ("aula") of canvas, and in 1335 he obtained another Writ of Aid for bringing the King's tents and pavilions to Carlisle.

Id. 1335
p. 152.

These tents doubtless were required in connection with the war with Scotland.

Id. 1351
p. 64.

In 1351, Yakeslee, in consideration of his long service, was granted a pension of twelve pence a day, with two robes befitting his estate. He died about the

year 1357, and his Will is enrolled in the Court of ^{H. R.} Husting. ^{85 (38).}

It has been assumed, on the supposed authority of Stow, that Yakeslee purchased on behalf of the Guild, but Stow does not say so; all he says is, that (as was the fact) the premises formerly belonged to Crepin, who sold them to Yakeslee.

It may be asked what object had he in referring to the Conveyance to Yakeslee, unless he was under the impression that Yakeslee was acting on behalf of the Guild. The answer I think would be, because he had access to the archives and found that this Deed was the earliest record in the Company's possession containing a full description of the property.

Compare Stow's account of Cutlers' Hall, where he commences in the same way by setting out particulars of a conveyance of the site which is undoubtedly very much earlier than the date on which the Cutler's Company came into existence. ^{Stow, vol. i. p. 244.}

In the Evidence Book there is a short abstract of numerous dealings by Yakeslee with the property, but in not one of them is there the slightest reference to the Guild, while the Conveyance from him to Aystwick of the 20th of March, 1345, above referred to was, for anything appearing to the contrary, an out-and-out sale.

In the original Grant of arms to the Guild in 1480, a pavilion appears on the shield and in the composition of the crest, from which it would seem that the making of tents was some part of the business of the Guild of Taylors and Linen Armourers.

If so, Yakeslee may have been a member of the Guild, but I have found no evidence of it; though he must have been a member of some guild, as in the Deed of Confirmation of the 23rd of February, 1344, by

William Bultel above referred to, he is described as a citizen of London, as well as tentmaker to the King, and no man could be a citizen, unless he was a member of a guild.

One would naturally have expected to find the King's tentmaker, if a member of the Guild, occupying a prominent position on it, and especially if his brethren had such confidence in him as to have had their Hall conveyed into his name as sole trustee for them, instead of into the names of several persons, in accordance with the usual practice even in those days.

There are two early lists of names of leading members of the Guild, recorded in the City Letter Books.

C. L. B.
E., p. 234.
Id., F., p. 52.

One, dated 1328, of men elected and chosen to govern the Guild, and the other, dated 1340, of men whose certificate was required before any of the craft could be admitted to the freedom of the City; but Yakeslee's name occurs in neither list, though he was alive on both dates. Under the circumstances it seems more probable that the year 1347, when the premises were conveyed to William Galeis and his co-feoffees, was the earliest date on which the Guild became beneficial owners of the site of the present Hall, and that it was not till then that they removed from their old Hall, which according to Stow was "about the back side of the Red Lion in Basing Lane and in the Ward of Cordwayner Street."

Stow, vol. i.
p. 182.

Idem, p. 250.

It would be interesting to know what was the exact position of the old Hall.

Idem, p. 251.

In giving the boundaries of the Ward of Cordwayner Street, Stow says that the Red Lion was in Watling Street at the extreme western boundary of the Ward, and he goes on to say that the back gate of the Red Lion was in Basing Lane.

Basing Lane is now absorbed in that part of Cannon

Street which lies between St. Paul's Churchyard and Mansion House Station, but as the north side of Basing Lane was not set back for the purpose of the new street, it corresponds exactly with the north side of Cannon Street at this point. Red Lion Court is still in existence, with an entrance from Watling Street and a back passage into Cannon Street.

As the western boundary of the Ward runs down the centre of the back passage, the old Hall, being within the ward, must have stood on the east side of the passage, where the building known as 39 and 41 Cannon Street now stands, nearly opposite Mansion House Station, but a little more to the west. The property now belongs to the Salters' Company.

No. 37 on the other side of the passage is a public house still known as the "Old Red Lion," but I should think there is no doubt that the original Red Lion did not stand there but occupied the site of Red Lion Court, it being the custom in those days for inns and taverns to be built round a courtyard.

I have not referred in these notes to all the early deeds relating to the Hall site, as it is not necessary for my purpose, and would only prove tiresome to the reader. There is however a Deed which is of interest for other reasons.

It is a Deed dated the 15th of November, 1408, by which Thomas Sutton (Master), John Wenlock, Thomas Wylby, Adam Feryby and Ralf Shokelache (Wardens) of "the Fraternity of Taylors and Linen Armourers of St. John the Baptist in the City of London," granted to Beatrice, widow of Sir Thomas de Roos of Hamelake, William Gascoigne, Chief Justice of England, Richard Norton and Richard Gascoigne, an annual rent charge of H. R.
136 (29).

twelve marks to issue out of a messuage called "Tayllourshalle," and other property of the Guild.

Wills Book,
p. 8.

This annuity or rent charge of twelve marks was purchased by Dame Beatrice de Roos, for the purpose of securing the salary of a priest to say masses for the souls of certain persons, in the Chapel of the Fraternity, dedicated to St. John the Baptist, in St. Paul's Cathedral, under an arrangement to which I shall revert later on.

William Gascoigne was the famous Chief Justice of Henry IV., who according to tradition committed the future Henry V., (then Prince of Wales), to prison for contempt of Court. The Judge had directed the punishment of one of the Prince's companions, and was grossly insulted by the Prince who was present at the trial and enraged at the sentence. The incident is referred to by Shakespeare in "King Henry IV.", part 2, act v., scene ii.

Collins'
Complete
Peerage,
vol. vi.

Sir Thomas de Roos (or de Ros) was the fifth Baron de Roos, and died in 1384. The barony still exists, and is the premier barony in England. The first holder of the title was one of the most powerful barons in Simon de Montfort's Parliament.

It appears from the records that no less than four of Sir Thomas de Roos' successors, including his son by his marriage with Beatrice de Roos, were freemen ("confreres") of the Fraternity, and it is possible that he himself also may have been a freeman, but the earlier records which might have shewn this are no longer in existence. Dame Beatrice de Roos was the daughter of Ralf, Earl of Stafford, and before her marriage to Sir Thomas de Roos, was Dowager Countess of Desmond. She married for the third time Sir Richard Burley, said to be the first Lord Chancellor who was not an ecclesiastic. She was included in the list of persons whose obits the

members of the Fraternity were, down to the time of the Reformation, bound by oath to observe. She died in 1415, and, Stow says, was buried in the chapel of St. John the Baptist in St. Paul's Cathedral, but he has got the date of her death wrong, and also the order in which she married her husbands. Stow, vol. i.
p. 336.

Before leaving this part of my subject, I should like to refer to another distinguished name, that of Miles Coverdale, the first translator of the whole of the Bible into English, and whose translation of the Psalms is the one used in our Book of Common Prayer. He was Bishop of Exeter for a short time, but was ejected in 1553, after the accession of Queen Mary. In 1564 he was appointed rector of St. Magnus the Martyr, which living he resigned in 1566. He then became tenant of one of the Company's houses in Threadneedle Street, where he lived until his death in 1568. He was buried in the Church of St. Bartholomew by the Exchange, which stood at the corner of Threadneedle Street and Bartholomew Lane. Stow, vol. i.
p. 185.

It was of course known that he was the Company's tenant, but I have been able to identify the exact site of the house in Threadneedle Street, in which he lived, and have shown it on the Ground Plan. It stood on the site of a house afterwards known as 27, Threadneedle Street, which adjoined the Hall at a point near the Oriel window or "Buffet", as it is marked on plans on old leases.

After Coverdale's death, his widow continued to occupy the house. She subsequently married a man named Edward Dawson. There is an amusing correspondence set out in the Court Minutes in connection with an application for a renewal of her lease on more favourable terms than her husband had already agreed to, in which she is supported by letters from such well-known men, as Lord Chancellor Bromley and Sir Walter Mildmay, Chancellor C. M., vol. iii.
pp. 85, 85b.

of the Exchequer and Founder of Emmanuel College, Cambridge. The Court in their replies absolutely declined to give way, and described her as a "cumbersome woman," but for whose interference the terms already agreed upon with her husband would have been carried out.

I think this would be a convenient place to describe the method I have adopted for the purpose of identifying various portions of the site with which these notes deal. I will take this case of Coverdale's house as a typical one. I find from the Renter Warden's Accounts that this house was formerly in lease to Richard Mynsterly. The Court Minutes for 1567 record the grant of an application by Edward Babbington, the assignee of Mynsterly, for a licence to assign to Miles Coverdale. After Coverdale's death there appears on the Rent Rolls the name of his widow and then, on her remarriage, that of her second husband, Edward Dawson, who is described as having married the widow Coverdale, and so on down to one, Bennett, who was the tenant on the Rent Roll just before the Fire of London. Then there comes almost immediately after the Fire, a new lease to Bennett of the site of his premises recently burnt down, and on this lease is a plan. By comparing this plan with a general Estate Plan still in the Company's possession, prepared about the year 1680 (pursuant to a Court Minute of that year), by William Leybourne, a stationer, and John Oliver, a surveyor largely employed by the City in surveying after the Great Fire, I am able to find the exact position of the house.

By comparing the names of the tenants on the rolls and the amounts of the rents paid, with the Court Minutes, the "Rentals Book," and the old leases (where such exist), especially the leases granted immediately

C. M., vol. i.
p. 320.

C. M., vol. xii.
p. 52.

after the Great Fire, most of which latter have plans attached, the work of identification is rendered comparatively easy. The calendar of expired leases prepared by Mr. W. T. Essex, the Office Clerk of the Company, contains a most complete analysis of their contents, which has been invaluable in working out the devolution of the various tenancies. I hope that some day a similar calendar will be prepared of all our other ancient deeds.

From the Masters' Accounts, it appears that M., p. 526. Coverdale preached the sermon on St. John the Baptist's Day, 1548, at the service which the Company still annually attend before proceeding to the election of Master.

He also preached the sermon at the funeral of Sir James Wilford, a distinguished soldier, who died in 1550.

A few notes with regard to Sir James Wilford may be of interest, as he was closely related to James Wilford whose anniversary sermon in Holy Week is still attended in state by the Company, but of whom or of whose family very little has been known. In the "Dictionary of National Biography," Sir James Wilford is stated to have been the eldest son of Thomas Wilford, and the grandson of James Wilford who was Sheriff in 1499, and great nephew of Edmund Wilford, Provost of Oriel College, Oxford. The James Wilford who was Sheriff in 1499 was Master of the Company in 1494. He died in 1527 and was buried in St. Bartholomew's by the Exchange. By a Deed of the 27th of April, 1526, he gave the Company an annuity or rent charge of £9 13s. 4d. (purchased by him in 1514 of the Company for the sum of £433 6s. 8d. and charged by them upon the Saracen's Head, Friday Street, and all their other lands in London) H. R., 239 (60).

Evidence
Book, p. 275.

upon trust, among other things, to provide for an anniversary sermon to be preached in St. Bartholomew's Church on Good Friday, upon the subject of the Passion of Our Lord.

Since the demolition of St. Bartholomew's Church, the sermon is preached on Thursday in Holy Week at St. Margaret's, Lothbury.

H. R.
240 (6).

James Wilford had several sons in addition to Thomas, who was his eldest son and inherited his Kentish property. John, the second son, who was an alderman and was Sheriff in 1544, gave money to the Company upon trusts which they still administer.

Nicholas, the fifth son, was a member of Parliament for London in 1542.

Sir James Wilford, the grandson, was a distinguished commander in the French and Scottish wars of the time. His most notable achievement was the gallant defence, in 1549, of Haddington, which was besieged by the combined Scottish and French armies for eighteen months. Sir James Wilford had a younger brother, Sir Thomas Wilford, who was also a distinguished soldier and statesman. It is quite likely that both these men were free of the Company.

Two other members of the family were Masters of the Company, viz., William Wilford in 1518, and Thomas Wilford in 1585.

The writer of the biography says the family originally came from Devonshire, but was settled at Hartridge in Kent.

THE PROPERTY TO THE EAST OF THE HALL.

Land coloured blue (1) on the Ground Plan.

The Company's next acquisition was from John Chircheman of (a) the advowson of the parish church of St. Martin Outwich, (b) the land on the East side of the Hall, coloured blue (1) on the Ground Plan, which is still owned by the Company, and (c) the adjoining land lying within the edging of blue, which has long since been sold by them.

By letters patent dated the 15th of July, 1405, Henry ^{P. R.}IV., in consideration of £40 paid by Robert Queldrik, ^{6 Hen. IV.}pt. 2, m. 2. citizen and taylor (Master), and Thomas Medbourne, Sampson Benet, William Surcestre, and Thomas Sutton, citizens and taylors (Wardens), of the Guild and Fraternity of St. John the Baptist, London, granted a Licence in Mortmain to John Chircheman, citizen and grocer, to convey to the aforesaid Master and Wardens and Brethren and Sisters of the Guild and Fraternity aforesaid, to hold of the King in burgage tenure, four messuages and seventeen shops in the parish of St. Martin Oteswyche, together with 6s. 8d. rent from the tenements of Richard Bedwynde, late citizen and grocer, in the parish of St. Michael in Croked Lane, and the advowson of the church of St. Martin Oteswyche.

At the preliminary inquiry (*inquisitio a.q.d.*), held on the 8th of July, 1405, the jury had found that the four ^{Chancery}messuages and seventeen shops were of the annual value ^{File, 436}of £21 18s. 4d.; from which the following deductions ^{No. 3.}had to be made, *viz.*, quit-rents amounting to £1 8s. 9d. payable to various persons, a life annuity of £10 payable

to Richard Stace and Joan Stace, his mother, and the survivor of them, and a life annuity of £10 reserved to John Chircheman, leaving a balance of 9s. 7d. only. The jury also found that the emoluments of the church were worth ("predicta ecclesia valet") 8 marks (£5 6s. 8d.) a year.

The following extracts in connection with this transaction are taken from the ancient Account Books in the Company's possession, and are interesting as shewing the method of doing business in those days.

ACCOUNTS OF SIMON LIEF, MASTER.

Rendered 19th August, 1405.

Expensis faitz entour Johan Chircheman.

| | |
|------------------------------------------------------------------------------------------------------------------------------|-----------|
| En primes pur un dyner a dit Johan et William Creswyk a Noel - - - | 16s. od. |
| Item pur un dyner a lui Creswyke, James Billyngford et as autres meistes de la Fraternite devaunt le feste saint Johan | 22s. 3d. |
| Item pur un soper as ditz gentz et as hommes de ley - - - | 6s. 11d. |
| Item done a Broughton, Cheyne et Martyn | 20s. od. |
| Item pur le seal del ad quod dampnum - | 6d. |
| Item espendu sur le sergant et clerk del escheterie - - - - - | 7½d. |
| Item done as ditz sergant et clerk - - | 13s. 4d. |
| Item pur payn et vyn a saint Martyns le graunt a James Billingford et as autres hommes de ley - - - - - | 8½d. |
| Item pur un dyner a Chircheman, Creswyk, James et as autres gentz del mestier et de la ley - - - - - | 12s. 0½d. |

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Item pur payn vyn cheries as hommes de ley a le sterre en Chepe pur surveier lordenaunce - - - - - | 2s. 7½d. |
| Item done as deux justices cestassavoir monsire William Thirnyng et monsire William Haukford pur oier lordenaunce | 40s. 0d. |
| Item pur un dyner a Westm' a Broughton et Martyn quaunt ils avoient lise lorden- aunce as ditz justices - - - - | 14d. |
| Item pur un dyner a Chircheman, Creswyk, James Broughton, Martyn, Cheyne et as autres gentz del Fraternite et as gentz del enqueste apres que le brief fuist retourne en le Chauncellerie - - | 25s. 3d. |
| Item delivere de le commune chatelle as colectours del purchas et mortisement cestassavoir Thomas Bridlyngton et Johan Creek en argent, Somme - - | 60l. |

ACCOUNTS OF ROBERT QUELDRIK, MASTER.

Rendered 21 August, 1406.

Espensis faitz entour le mortisement des terres et
tenementz queux fuirent a Johan Chircheman.

| | |
|-------------------------------------------------------------------------------|----------|
| Au primes pur iii formages et ccc. peres jouetz donez al chaunceller - - - | 4s. 4d. |
| Item pur vyn a James Billyngforde et as hommes del chaunceller - - - | 9d. |
| Item pur un lase al patent - - - | 20d. |
| Item pur le rollement del dit patent - - | 22d. |
| Item pur les fes del dite patent - - | 22s. 4d. |
| Item pur le fyn del mortisement paie de le commune chatelle - - - - | 30l. |

Et x l. fuirent paieez pur le dite mortisement
 queux furent creauncez de Robert
 Whityngham et unqore sount duez pur
 queux il ad en gage certains biens et
 joialx du dite Fraternitee

| | |
|-----------------------------------------------------------------------------|----------|
| Item pur les fes del doublinge del chartre | 4s. od. |
| Item pur un lase et lescription - - - | 5s. od. |
| Item pur le copie dun brief directe as viscontz pur lez fes du Royne - - | 6d. |
| Item pur les ditz fes du Royne - - | 4l. |
| Somme | 36l. 5d. |

It will be observed that the fee of £40 for the licence was raised partly by subscriptions from among the members of the Fraternity, and partly by a loan of £10 (shortly afterwards repaid) from Robert Whityngham, secured by a pledge to him of certain goods and jewels of the Fraternity.

Evidence
 Book
 pp. 23-28.

By a Deed dated the 20th of July, 1405, John Chircheman conveyed all the premises comprised in the above-mentioned licence, to the aforesaid "Master and Wardens and Brethren and Sisters of the Guild and Fraternity of St. John the Baptist, London," that is to say (*inter alia*) "Four messuages and seventeen shops situate in the parish of St. Martin Oteswyche, namely, one messuage called the Sterr on the Hope, and one messuage lower down ("inferius") and nine shops thereto annexed, on the highway ("via regia") of Bishopsgate Street, between the church of St. Martin and the churchyard thereof on the North, and the tenement of Robert Whittyngthame, citizen and taylor, on the South, and abutting on the tenement of the Fraternity aforesaid on the West, and one other messuage and five shops thereto annexed, situate on the

highway ("vicus") of Bradestrete, between the church of St. Martin on the East, and the tenements of the Charterhouse ("domus Cartusiensis"), on the West, and one other messuage and three shops thereto annexed, situate on the said highway of Bradestrete, between the said tenements of the Charterhouse on the East, and the shops and tenements called Taillourshall on the West."

The copy of this conveyance in the Evidence Book is in Latin and has not been accurately copied, certain passages having been left out, but fortunately there is an English translation in the Wills Book, from which I have been able to fill in the missing passages.

Wills Book
pp. 1-5.

The premises described as "one messuage and five shops thereto annexed, situate on the highway of Bradestrete, between the church of St. Martin on the East, and the tenement of the Charterhouse on the West," coloured yellow (1) on the Ground Plan, belonged in 1328 to Master William de Oteswyche, citizen and surgeon of London, and were acquired by Chirchman in 1380.

H. R.
26 (29)
46 (64)
108 (122)

The rest of the premises comprised in the conveyance from Chirchman (except the advowson and the rent charge of 6s. 8d.) were acquired by him in 1379. They formerly belonged to Edmund Crepin, and included the tenement which John de Totenham, carpenter, held of Edmund Crepin, which it will be remembered is described in the conveyance from Crepin to Yakeslee, as lying to the East and North of the property thereby conveyed.

Evidence
Book, p. 18.

The tenement of Robert Whityngham, which abutted on the South of the premises, appears to be the same as the tenement of Henry de Coventre, afterwards of John Organ; and now part of the site of the Royal Bank of Scotland.

C. P. R.
4 Edw. IV.
1465, p. 367.

In a Grant dated the 15th of December, 1465, to Sir Thomas Montgomery, of forfeited lands belonging to Robert Whityngham, (no doubt a descendant of the above-mentioned man of the same name), this tenement is described as situate in the parish of St. Peter, Cornhill, between the Common Hall of the Art of Tailors and a tenement pertaining to the Fraternity of St. John the Baptist of the same art on the West and North, a tenement of Valentine Dryland on the South, and the highway there (*i.e.* Bishopsgate Street), on the East.

This grant is also interesting, from the fact that it gives as an abuttal to other property comprised in it, an ancient Hall of the Tallow Chandlers' Company, of the existence of which, Mr. Monier Williams, the Clerk of that Company, tells me they had no knowledge.

Robert Whityngham, the younger, was attainted in the reign of Edward IV. on the charge of being an accomplice in the murder of the King's father, Richard Duke of York, who, as a matter of fact, was not murdered, but was killed at the battle of Wakefield, fighting against Henry VI.

On the site of the messuage and five shops adjoining St. Martin's Church, the Fraternity in the year 1414 erected almshouses or "meson Dieux" as they were at first called.

These consisted of seven almshouses built round a court-yard. They continued in existence till the Fire of London, when they were burnt down, and not rebuilt, as the Company then owned other almshouses erected on a site at the corner of Hog Lane (afterwards changed to the more euphemistic name of Rosemary Lane) near Tower Hill, given by Richard Hills in 1587. The latter were the immediate predecessors of our present almshouses at Lee.

M., p. 365.

In consequence of the disastrous effect on their finances caused by the Great Fire, following upon the exactions of the Tudor and Stuart Kings, the Company was compelled in the year 1688 to sell the land shewn on the Plan as lying within the edging of blue.

The purchaser was John Bridge in trust for Michael Rolls, and the price paid was £750, the Company reserving to themselves a rent charge of £24 a year, which they still receive.

In the year 1752, the Company had an opportunity of repurchasing the property for £5,800 (as appears from a letter from the then owner, Miles Barne, which is in the Company's possession), but unfortunately the price was considered too high.

According to Stow, the church of St. Martin Outwich was founded by Martin de Oteswyche, Nicholas de Oteswyche, William de Oteswyche, and John de Oteswyche, and hence the name of the church. Stow, vol. 1 p. 180.

John de Oteswyche, under a Licence from Edward III. dated the 27th of September, 1331, founded a chantry in the church of St. Martin Outwich, and endowed a chaplain to pray for the souls of William de Oteswyche, and other members of his family but without giving their names. H. R. 60 (95).

To secure the chaplain's salary of five marks a year, he charged the same upon "all the tenements in the parishes of St. Martin de Oteswyche and St. Benedict Fynke" which he had inherited from William de Oteswyche.

I think it is quite clear that Stow has mistaken the foundation of the Oteswyche chantry for that of the church.

The name of St. Martin "Otteswich" as applied to the parish occurs earlier than any record of the family of

Ancient
Deeds
A. 2658
A. 2698

Oteswyche, and it seems therefore more likely that the family took their name from the parish than the parish from the family.

Riley's
Memorials
(Introduction
p. 17).

Riley gives several instances in which Stow has allowed his imagination to run away with him, in reference to the origin of names, and mentions one in particular, very much of the same character, viz., the origin of the name of the parish and church of St. Bennet Shorehog, where he shews conclusively that Stow was wrong.

H. R.
32 (54).

The advowson formerly belonged to Sir Thomas de Leuknore, whose widow sold it in 1304 to Robert de Harewedone, "parson" of Thingdene.

C. P. R.
Edw. III.
1328, p. 271.

By the latter it was conveyed in 1305 to Hugh le Despencer, the elder, the favourite of Edward II., but was forfeited to the Crown on his attainder and execution, and was granted by Edward III. in 1328 to John de Warren, Earl of Surrey. Chircheman purchased it in 1381, from Matilda, the wife of John Aubrey and daughter of Adam Fraunceys (Mayor 1353), she having inherited it from her father. I have not been able to trace from whom Fraunceys acquired it, but the advowson is mentioned in his will dated the 26th of August, 1374, in which he specially directs that it shall go to his heirs. Chircheman conveyed it to the Fraternity, as above stated, and it has ever since remained in their ownership.

H. R.
109 (87).

H. R.
103 (79).

The church of St. Martin Outwich stood at the South East corner of Threadneedle Street and Bishopsgate Street. The parsonage house was in Bishopsgate Street and adjoined the church.

M., p. 345.

By an Order in Council dated the 5th of May, 1873, the rectory of St. Martin's Outwich was united with the vicarage of St. Helen's, Bishopsgate. In the following year the church was pulled down and the site sold for

£38,179 6s. 2d. Out of the proceeds, three other churches were built, viz., Christ Church, Stepney, Holy Trinity, Dalston, and Saint Peter, Limehouse, and endowments for these churches provided out of the tithes of St. Martin's Outwich. The advowsons of the united parishes of St. Martin Outwich and St. Helen, Bishopsgate, and of Holy Trinity, Dalston, and St. Peter, Limehouse, were vested in the Company.

The parsonage of St. Martin's Outwich was sold in 1875 for £15,000, and a new one provided in Finsbury Square.

Stow says that Chircheman "for William and John Oteswich gave the avowson or patronage of this church, four messuages and seventeen shops in the parish of St. Martin Oteswich" to the Fraternity. Stow, vol. i.
p. 181.

I can find no evidence in support of this statement, but, on the contrary, it seems clear from the title deeds that the Oteswyche family never owned either the advowson or any part of the premises; except the messuage and five shops lying between St. Martin's Church and the property of the Charterhouse, coloured yellow (1) on the Ground Plan, and even this messuage and five shops passed through several hands before becoming vested in Chircheman.

The only possible ground I can find for suggesting any connection between Chircheman and the Oteswyche family is that Chircheman augmented the salary of the Oteswyche chaplain by a further five marks, in addition to the five marks given by John de Oteswyche.

Martin de "Ottewich" did own land in the parish of St. Martin Outwich, but on the opposite side of the street to the church, as appears from a conveyance about the year 1246, made by his widow, Matilda, to the Prior and Canons of Holy Trinity, London. Ancient
Deeds
A. 2681
A. 2683

The property was conveyed by Chircheman to the

Evidence
Book,
pp. 25-27.

Fraternity, subject (*inter alia*) to the following annual payments for pious uses; or, as they were afterwards called "superstitious uses" viz.:

To a Priest to celebrate for John Chircheman and others in St. Martin's Outwich Church - 10 marks (£6 13s. 4d.)

To provide a lamp continually burning in the afore-said church.

To keep an obit on the anniversary of Chircheman's death.

After the obit to pay the Rector of St. Martin's Outwich - 6 pence.

Each salaried chaplain ("capellanus stipendarius") present at the service - 4 pence.

The clerks ("clerici") of the said church for ringing bells and other offices - 8 pence.

To be distributed among persons present at the service ("inter ibidem intervenientes") in bread, cheese and ale - 2 shillings.

To a Priest to celebrate for the Oteswich family in the Oteswich Chantry in the same church, in augmentation of the salary of 5 marks provided by John de Oteswich - 5 marks (£3 6s. 8d.).

The monasteries having been dissolved, and their property for the most part dissipated, Henry VIII. next turned his attention to endowments for chantries. Accordingly the Act 37 Henry VIII. c. 4 was passed, by virtue of which the King was authorised, but only during his natural life, to appoint Commissioners to enter into and take possession of all chantry lands, and the same were thenceforth to be vested in the King.

Land
Revenue
Miscellaneous
Books, 241
ff. 7-19.

In the Record Office is the Return made by the Company to the Commissioners, of the chantry lands held by them. It is not dated, but it was made during the

mastership of Thomas Broke who was Master in 1545-6, his Wardens being Nicholas Cosen, Henry Brayne, Walter Yonge, and Richard Tonge.

The following is an extract relating to Chircheman's land :

| THE RENTALL. | | Saint Marteins Owtewhiches Parrysshe | | |
|--------------------------------------------|-----|-----------------------------------------------|----|--|
| Item iiij Tenements in the Tenure of Henry | | | | |
| Polsted per indenturam reddendo inde | £ | s. | d. | |
| per annum - - - - - | 15 | 0 | 0 | |
| Item three tenementes in the Tenure of | | | | |
| the Right Honorable Sir Thomas | | | | |
| Wryothsley Knight Lord Chauncelor | | | | |
| of England per indenturam reddendo | | | | |
| inde per annum - - - - - | 10 | 0 | 0 | |
| Item one tenement in the Tenure of Richard | | | | |
| Carrell per indenturam reddendo inde | | | | |
| per annum - - - - - | 5 | 6 | 8 | |
| Summa - - - - - | £30 | 6 | 8 | |
| The yerely deduccions inde - - - - - | £ | s. | d. | |
| To Sir John Palmer his Chaplen - - - - - | 7 | 1 | 8 | |
| To Sir Richard Palmer Owtewyches Chaplen | 3 | 6 | 8 | |
| For the obyte - - - - - | 0 | 5 | 10 | |
| For the Lampe - - - - - | 1 | 10 | 8 | |
| For certen quyte Rentes - - - - - | 0 | 17 | 6 | |
| Summa - - - - - | £13 | 2 | 4 | |
| Remanent - - - - - (sic) | £17 | 4 | 0 | |

In consequence of the death of Henry VIII., shortly after the passing of the above Act and before further action could be taken, the Act I Edward VI. c. 14, was passed, which vested in the King all endowments for the finding or maintenance of any priest, anniversary or obit,

lamp or light, or other like thing, the same to be paid to the King as a rent charge (sec. 4, 5, and 6).

The Act also vested in the King all lands, tenements or hereditaments, belonging to any fraternity, brotherhood or guild other than guilds or fraternities of misteries or crafts (sec. 7).

Power was given to the King to issue a commission to ascertain what endowments there were in existence for the above-mentioned objects (sec. 8).

Herbert
vol. ii.
pp. 440-457.

Herbert in his "History of the Twelve Great Livery Companies of London," purports to quote from the return made by the Merchant Taylors' Company to the Commissioners appointed by Edward VI. The document, however, from which he quotes, though embodying the return, cannot, as appears on the face of it, be the return itself, but a much later document, for it speaks of fifty years' arrears of some of the rent charges payable under the Act. I believe, as a matter of fact, that it is a document prepared about the year 1585 in connection with the subject of "concealed lands," with which I shall deal later on. Though I have had a most careful search made in the Record Office and elsewhere, I have been quite unable to find any trace either of the original return or even of the document from which Herbert quotes. In the Report of the City Livery Companies Commission, it is stated that the returns made by the Companies were then (in 1884) extant, but I very much doubt whether the Commissioners ever saw them, for if so, it is strange that they cannot now be found. It is also remarkable that Herbert does not give the returns of any of the Companies, except the Merchant Taylors', which he describes as an "unique specimen" of this species of document. One would imagine from this that he had copied from some document in the Company's

possession, were it not for the fact that he states in an autograph letter, presenting a copy of his work to the Company, that he had "not had the honour of an introduction to the Company", and in his preface he says that "the greater part of the very curious matter which forms the history of that Company" had been furnished to him by Mr. Robert Franks. This is probably M., p. 656. the same Franks, a liveryman, who had for years been engaged in acrimonious litigation with the Company with regard to the constitutional position of the Master and Wardens.

In the Company's return to this second Commission, as quoted by Herbert, the following particulars are given with regard to Chircheman's gift.

The yearly value of the said landes, p. ann. is
£30 6s. 8d. over and besides certen almes howses.

Resolutes and Deduccions inde.

First to Sir John Wilkenson, serving for the

said John Churchman, p. ann. - - £6 13s. 4d.

Item To Sir Richard Palmer servinge for

Will'm Owteswicke - - - - £3 6s. 8d.

Item, Paed for the same lampe every yeere,

most comonly xvjs. or thereabouts - 16s. od.

To the Priests and Clarkes of the said

Church for the said obytt - - - 4s. od.

Item, Payed yearely to the Kings Highnes,

for one quite rent late belonginge to the

late dissolved Priory of Christ Church,

London - - - - - 7s. od.

Item, Paied more to the Kinges Highnes,

owt of the said landes for a quite rent,

late belonginge to the late dissolved

priory of St. Mary Overys - - - 8s. od.

Item, Paied more for a quite rent due to the

| | | | |
|-----------------------------|---|---|---------|
| Masters of the Bridge House | - | - | 2s. od. |
|-----------------------------|---|---|---------|

| | | | |
|----------------------------------------------|--|--|---------|
| Item Distributed to the poore people yearely | | | 2s. od. |
|----------------------------------------------|--|--|---------|

| | | | | | |
|-------|------|---|---|---|--------------|
| Summa | inde | - | - | - | £11 19s. od. |
|-------|------|---|---|---|--------------|

In their report or "declaration" returned to the Augmentation Office, the Commissioners find that :

John Churcheman (1405) gave unto the same Mr. and Wardens to find a prest and a lampe within the Church of St. Mertens Owtewiche landes and tenementes amounting to £30 6s. 8d. whereof

| | | | | |
|------------------------------|---|---|---|---------|
| To Sr. John Wilkenson, Prest | - | - | - | £6 13 4 |
|------------------------------|---|---|---|---------|

| | | | | |
|--------------------------------|---|---|---|--------|
| In Augment of a prestes lyving | - | - | - | £3 6 8 |
|--------------------------------|---|---|---|--------|

| | | | | |
|----------------------------|---|---|---|------|
| In quite rent to the Kinge | - | - | - | 17 0 |
|----------------------------|---|---|---|------|

| | | | | |
|----------------------|---|---|---|-----|
| Spent upon Th'obbite | - | - | - | 6 0 |
|----------------------|---|---|---|-----|

| | | | | |
|--------------------|---|---|---|------|
| Spent upon a lampe | - | - | - | 16 0 |
|--------------------|---|---|---|------|

| | | | | |
|--|--|--|--|----------|
| | | | | £11 19 0 |
|--|--|--|--|----------|

| | | | | |
|--------------------------|---|---|---|---------|
| And then Remayneth clere | - | - | - | £18 7 8 |
|--------------------------|---|---|---|---------|

Certain discrepancies will be noticed in the figures given in the two returns, but they are not very material.

The three quit rents formerly belonging to the priory of Christchurch (Grey Friars), the priory of St. Mary Overy and the Masters of the Bridge House, were no part of the original charges under Chircheman's composition.

I think they must have been created by the Fraternity at some later date, probably in consideration of a lump sum paid down. There are several instances of rent charges so created by the Fraternity, some of which have already been referred to in these notes.

The rent charges under the Act of 1 Edward VI. were for a time paid by the guilds into the royal treasury, but the King being very soon in urgent need of ready money, the guilds were shortly afterwards required to

purchase or redeem these charges at no less than twenty years purchase. In order to raise the purchase money they had to sell a considerable amount of their property, at an average, in the case of this Company, of less than eighteen years' purchase of the rental value with a corresponding annual loss of income, not a very profitable transaction for the Company.

The Company did not purchase all the rent charges, for some were sold to private individuals, but I think these were mostly for fixed terms of years and not in perpetuity, and so it suited the Company better to continue to pay them until they ran out rather than to redeem them.

The rent charges so purchased by the guilds from the Crown were, by letters patent of Edward VI. dated the 14th of July, 1550, vested in trustees on behalf of the several guilds. This document sets out each rent charge, the premises out of which it was payable, and the purpose to which it had hitherto been applied.

It includes all the charges comprised in the return of the Company as affecting Chircheman's land, with the exception of the 2s. payable to the Bridge House and the 2s. to the poor.

The 2s. distributable among the poor, according to the later return, is evidently the same as the 2s. which, according to the earlier return, was distributable in bread, ale, and cheese among persons present at the service. The object of the distribution was that the poor present at the service should in return pray for the soul of the deceased. There was nothing special in this provision, which was in accordance with the usual practice of those days, and was known as "souls ale" or "dirge ale."

By a Deed dated the 14th of January, 1553, the surviving trustees named in the letters patent released

the rent charges purchased by the Company to the "Master Wardens and Commonalty of the Merchant Taylors of London."

C. M.
vol. iii., p. 125.

Evidence
Book,
p. 268.

In the Court Minutes for 1585 is a reference to a claim by the Masters of the Bridge House for a quit rent of 2s. 6d. issuing out of the Company's premises in the parish of St. Martin Outwich, which the Company agreed to pay. This quit rent was redeemed in 1792 and is apparently the quit rent referred to in the Company's Certificate, though there is a slight discrepancy in the amount.

By an Order of the Charity Commissioners dated the 12th of July, 1892, and made in pursuance of the powers vested in them under the City of London Parochial Charities Act, 1883, the Company redeemed among others, an annual charge of 1s. 10d. for the poor of the parish of St. Martin Outwich, which appears in the Order under Chircheman's name and which probably represents the 2s. for the poor referred to in the Certificate.

As many of the grants to the guilds contained gifts over, or rights of re-entry, or reversion to the donors and their heirs, in the event of failure to carry out the "pious uses," a private Act (5 and 6 Edw. VI., No. 28) was passed, confirming the title of the guilds to all rents, lands, tenements, and hereditaments, purchased of the King, freed from all such rights of re-entry, reversions, and gifts over.

The title of purchasers of chantry lands was later on confirmed by the general Act of 1 and 2 Philip and Mary, c. 8, which, by the way, was the statute which re-established the authority of the Pope within this realm.

The guilds appear to have been left in undisturbed possession till about the year 1578, when fresh trouble

arose in connection with the title to their lands. Greedy adventurers with influence at Court obtained from the Crown grants of letters patent of lands in various parts of the kingdom, not only those belonging to the guilds, but to private individuals, which they alleged were formerly chantry lands or lands held to superstitious uses, that had been withheld or concealed from the Crown. The conditions under which these grants were issued were that the patentees, or "concealers," as they were somewhat illogically called, might seize and retain the lands comprised therein (subject in each case to the payment of a small rent charge to the Crown), on the ground that they were concealed, unless it could be proved with regard to any particular piece of land that it had not been concealed or "unjustly detained," in which case the grant so far as that piece of land was concerned should be void. Of these patentees were two men named Theophilus Adams and James Woodshawe, who in the year 1582 obtained a grant of letters patent comprising a large number of properties belonging to the City guilds.

Originalia
Roll 499,
rot. 12.

The serious aspect of the case was that the patentees set up a new claim that not only had superstitious charges been concealed but that, even in those cases where such charges had been redeemed, the lands themselves out of which those charges issued were, so to speak, tainted with the superstitious uses, and therefore rightly belonged to the Crown, and so passed to them under their letters patent.

After years of negotiation and litigation, those guilds which were found to be affected were compelled to compound with the patentees by a payment of nearly £6,000. Among the papers of Lord Treasurer Burghley, now in the Lansdowne Collection at the British Museum,

Lansdowne
MSS., vol. 55
no. 28.

are a number of documents relating to Adams' and Woodshawe's claim, including a list of guilds whose lands were affected, and also "the names of the Companies which were not touched by the Patent." Included in the latter class are the "Marchant Tailers."

Exchequer
Special
Commissions,
Lond. & Midd.
2973.

There are, at the Record Office, the Commission and Certificate as to concealed lands, of certain Special Commissioners appointed in April, 1581, which undoubtedly affected the Merchant Taylors' Company, for the Certificate comprises (*inter alia*) four messuages and seventeen shops in the parish of St. Martin's Outwich late part of the possessions of John Churchman, deceased, and by him given to superstitious uses.

Following on this Certificate is a Grant dated the 2nd of November, 1581, of concealed lands in various parts of England to Edmund Hazelwood and Edward Tomlynson, including the said four messuages and seventeen shops.

P. R.
13^{Lo} m. 25.

I have also found in the Record Office a very extensive Grant dated the 22nd of November, 1590, to William Typper and Robert Dawe, which comprises (*inter alia*) the advowson of the rectory and church of St. Martin and also all messuages, lands, yearly rents, etc., in the City of London and suburbs or elsewhere formerly given, limited, bequeathed or assigned to the Master, Wardens and Commonalty of the Merchant Taylors, and all yearly rents, etc., formerly given, etc., by the said Master, Wardens and Commonalty of the Merchant Taylors for the sustentation of chaplains or priests, etc., or other superstitious uses in the parishes of St. Peter, Cornhill, and St. Martin Outwich, or elsewhere; and all those yearly rents, etc., which formerly were given, etc., to the said Master, Wardens and Commonalty of the Merchant

Taylors, or of which they take rents or profits; and all other hereditaments, annuities and sums of money now or formerly in the tenure, lease or occupation of the Merchant Taylors, or of which they take and receive rents and profits, or which were acquired by them in mortmain without the royal licence.

I have been unable to find any other documents in connection with these two last-mentioned grants, and therefore, I am unable to say what arrangements were finally made with the patentees, but at any rate the properties did not pass out of the Company's hands.

In the following reign was passed another private Act, 4 James I., No. 23, "for securing and confirminge of the Landes, Tenementes and Rentes heretofore graunted, devised or conveyed to several companies within the Citye of London," whereby it was enacted that all lands, tenements and hereditaments mentioned in the letters patent of Edward VI. of the 14th of July, 1550, should for ever thereafter be lawfully held, retained and enjoyed by the several companies, guilds, or fraternities, to them and their successors for ever against the Crown and all persons claiming under it, any defect or imperfection whatsoever in the said letters patent or other matters or things to be found, objected or alleged to the contrary notwithstanding.

In spite of this Act of Parliament, claims against the Companies in respect of lands given for superstitious uses, including arrears of rent, were again revived about ten or eleven years later.

State Papers
Domestic,
James I.,
vol. 105,
no. 38.

A very large sum was involved, nearly £12,000, for which the Attorney-General demanded by way of composition £6,000; upon payment of which it was stated that the King would be "graciously pleased to ratify and

Ibid, vol. 109
no. 64.

confirm unto the several Companies of this Cyttie all the landes and the rentes and rerages of the same which they now enjoy and possesse."

P. R.,
2206
(17 James I.,
pt. 8).

Then comes a most important document, of which the original is in the Company's possession among their charters, namely, a Deed of Confirmation by the King to the Merchant Taylors' Company. It is dated the 23rd of July, 1619, and comprises every bit of real property the Company owned at that date, whether originally subject to superstitious uses or not, down to the very latest acquisition of only a few years earlier. After reciting that these lands were held by the Company either with or without a legal title, and that the Master and Wardens had besought the King to ratify and confirm the same to them to the intent that they might hold the same in peace without any claims of the King or his heirs, the King, in consideration of £600 paid by the Master and Wardens, confirmed, released and ratified to them all the said premises; and the King also pardoned and released to the Master and Wardens all purchases, acquisitions and alienations in mortmain made by them or in trust for them without the royal licence, and granted to the Master and Wardens licence to purchase and receive the premises or any parcel of them held in trust for them or their use from any person so holding the same; and it was declared that the said letters patent should be valid, sufficient and effectual in law against the King or his successors in all his Courts within the kingdom.

Finally, in the year 1623, another public general Act (21 James I., c. 2) was passed, "for the general quiet of the subject against all pretences of concealment," which confirmed the titles of all persons and corporations to lands enjoyed uninterruptedly against the Crown for sixty years

last past, and against any grantees under letters patent made on suggestion of concealment.

The result of these various letters patent and Acts of Parliament was, as Lord Chancellor Cottenham said in the case of the Attorney-General *v.* the Fishmongers' Company (Kneseworth's case), "that the Company obtained all the title, which the Act, 1 Edward VI.," (for vesting in the Crown lands held for superstitious, that is to say, pious, uses) "would have given to the Crown."

⁵ Mylne and
Craig's reports
p. 16.

The Lord Chancellor's further remarks are worth quoting. "To dispose of rights in property upon any evidence, however apparently clear, against a title and course of dealing of 400 years, would be full of danger, and no judge not destitute of that degree of prudence and discretion, which is essential to the administration of all system and law, but particularly to that of equity, would feel justified in doing so, if any reasonable suggestion could be made reconciling the history of transactions, long since passed away, with the enjoyment of the property."

Idem, p. 18.

There is a statement in the Majority Report of the Livery Companies Commission to which I think attention should be drawn, on account of the unfair and misleading way in which it deals with the purchases by the Companies. The Report says (p. 15): "The Companies were allowed to redeem their lands on a representation that they were required for the purposes of the eleemosynary and educational charities of which they were trustees."

Further on (p. 40), after saying that the Companies' lands have been "since the Reformation, in the eye of the law, the corporate property of the Companies free from any trust," it proceeds, "There is no doubt, however, that the lands were only allowed to be bought back because

the Companies represented to the Crown, as was no doubt the fact, that the rental was required for the support of their almshouses, schools, and exhibitions, many of which depended for their existence on these superstitious benefactors."

Accordingly in their suggestions as to reform, one of the grounds on which the Commissioners base the propriety of State intervention as regards the corporate estate of the Companies is "that their lands, which were confiscated at the Reformation as being held to superstitious uses, were suffered to be redeemed only upon a representation that the rents were required for the relief of poverty and the promotion of education." (p. 42).

Apart from the absurdity of the suggestion that, by redeeming the rent charges, the Companies were putting themselves in a better position financially to carry on their work, when the transaction involved (as I have shewn) a loss of income, the statement of the Commissioners as it stands is not only misleading but untrue.

There was no previous representation before the purchase took place of any kind such as the Report suggests, nor does the grant from the King contain any reference to the subject. The plain and simple fact was that the King and his councillors were badly in need of money. It was the hard cash they wanted, and they did not care who purchased so long as they got a full price. As a matter of fact, some of the rent charges issuing out of the Companies' lands were bought by private individuals and not by the Companies. No doubt great pressure was brought to bear on the City guilds to force them to pay an extravagant price by methods of persuasion which the Tudor sovereigns knew so well how to apply.

The Companies redeemed the charges on their properties because it was to their interest that they should not pass into the hands of strangers.

Just in the same way, though the amounts involved were much smaller and the element of compulsion was absent, the Companies under the powers conferred by the City of London Parochial Charities Act of 1883, redeemed numerous charges for charitable purposes issuing out of their lands. As well might it be suggested that the Companies were allowed to redeem such last-mentioned charges "on a representation that they were required for the purposes of their eleemosynary and educational charges."

Years after the purchase by the Companies, and arising out of the attempts made by persons claiming under letters patent from the Crown to get hold of the Companies' lands, a petition was presented by the City to Queen Elizabeth, praying that she would allow the same true interpretation of the statutes whereby the Companies had hitherto enjoyed their lands, and that she would command the suits, informations and molestations against the Companies to cease, and that she would by a new Act ratify their possessions in plain and express form. The petition recites that the rent charges were purchased or redeemed because the King, having occasion to levy a great mass of money, "did require the Companies to purchase these rents, which they were loth to do, but being urged by their duty of love and service to the King."

Herbert vol. i.
p. 161, note.

Lansdowne
MSS. vol. 26
no. 72.

In support of the petition, the City alleged that, if their property was seized, the Companies would (as is obvious) be deprived of the means of carrying on their charitable and educational work, but this is only one out of many arguments set forth in the petition, among which

not the least important is the following:—"The Companies being *bona fide* possessors, and having truly purchased for greate sommes at the King's request, should be defrauded of their lawful bargains."

However, the appeal failed and the City's arguments were of no avail, for, so far from any favour being extended to the Companies on the ground that the lands were required by them for their charitable purposes, the Crown continued issuing further grants and left the Companies to settle as best they could with the patentees, who, it may be sure, conceded nothing they could help.

In support of their view, the Commissioners quote from the preamble to the private Act, passed many years later, of 4 James I., No. 23, in which the King notes "the good and charitable employment of the said lands," but they omit to mention that the King also notes "the several compositions made and greate sommes of money paid for the said lands, rents, etc.," and further notes the letters patent of the 14th July, 1550, under which, in consideration of £18,744 11s. 2d. the said rents were conveyed to trustees for the Companies.

On the other hand, in the enacting clauses of the Act there is no reference to the purposes for which the lands were employed and not a word to restrict the free enjoyment by the Companies of their property.

The Commissioners also refer in their Report (p. 15, *note*) to a document in Herbert, copied by him from Strype's Stow, in such a way as to suggest that references to "poor decayed brethren, exhibitions to scollers, poor men and women, and the like" are contained in the Return to Edward VI.'s Commissioners. As a matter of fact, this document is copied from a paper dated 1588 to be found among the Burghley Papers (which at one time belonged to Strype), which was prepared in connection

Strype's Stow
Book v.,
p. 249.

Lansdowne
MSS., vol. 55
no. 30.

with Adams' and Woodshawe's claims, as the document itself states.

As the Commissioners were for the most part an honourable body of men, it is only fair to assume that they did not themselves refer to the original documents, but were content to accept their information second-hand from the Companies' opponents ("concealers" in a different sense), otherwise their method of setting forth only part of the facts would seem hardly straightforward.

I have dealt at some length with the subject of chantry and concealed lands, because it forms such an important element in connection with the title of the guilds to a large part of their property. If that title should ever again be assailed, a knowledge of the circumstances under which, after continuous struggles and sacrifices extending over nearly eighty years, it was finally established, will again become of supreme importance. I cannot pretend to have exhausted the subject, but I hope I have been able to throw some further light on transactions, which, though their prime object was to extort money from the guilds, have ended by placing the property affected on a basis which absolutely precludes the notion of its being encumbered with trusts of any description.

For further information on this subject I must refer the reader to Clode's "Early History of the Merchant Taylors Company," vol. I., chapters 8, 13 and 15, and to the Records of the Tallow Chandlers Company, edited by M. F. Monier-Williams, part I., chapters 16, 18 and 19.

There is an interesting paper by W. S. Walford, F.S.A., on the subject of these so-called superstitious uses in "Archæologia" (vol. 38, p. 135.). Taking as his text a Deed of Purchase by the Armourers' Company

of the advowson to the chantry of St. George in St. Paul's Cathedral, he points out that one of the most important objects of the guilds was to secure perpetual masses for the repose of the souls of their deceased members, and that, no doubt, it was in furtherance of this object that this advowson was purchased, so that the Company might have their own chantry, and their own priest, whose duty it would be to pray for the souls of their deceased members.

M., p. 50.

In the case of the chapel of St. John the Baptist in St. Paul's Cathedral, belonging to our own Guild, it is expressly stated in an early ordnance book, that the Fraternity had appointed priests specially to say masses daily and to pray for the souls of deceased brethren and sisters of the Fraternity.

M., p. 42.

By a Bull of Pope Calixtus III., permission was granted to the Fraternity to have masses celebrated in the chapel in "Taillours Halle," and that the anniversaries of the faithful servants of Christ of the Fraternity might be performed according to custom.

Endowments for the purpose of providing masses for the dead would usually take the form of land, or rent charges issuing out of land, which in those days was practically the only permanent form of investment.

Land could not, however, be transferred for this purpose without the King's licence in mortmain, but the charges for obtaining such licences had become so prohibitive as to place them out of the reach of all except the wealthy, and so other means had to be resorted to by less fortunate people.

In some cases, bargains were made with existing religious foundations, whereby, in consideration of a money payment, masses were to be said, either in

perpetuity or for a fixed number of years, for the souls of the donor and his family.

In other cases, a number of individuals constituted themselves into a guild, each of the members of which contributed a small sum annually to provide a priest to say masses for their souls after death, and they mutually agreed to attend and offer prayers at the funerals of deceased members. In the case of our own Guild, each member at every stage of his corporate career, from liveryman to Master, bound himself by oath to attend at all obits and funerals of deceased members.

Such was the origin of the numerous religious guilds that were spread throughout the country, not only in cities and towns but even in villages.

As Brentano puts it in his preliminary essay (p. cxxxiii) to Toulmin Smith's "English Guilds":

"Besides being brotherhoods for the care of the temporal welfare of their members, the craft gilds were, like the rest of the gilds, at the same time religious fraternities. In this respect the craft gilds of all countries are alike; and in reading their statutes, one might fancy sometimes that the old craftsmen cared only for the well-being of their souls."

The Livery Companies Commissioners put it even stronger in referring to the "close analogy" of the mediæval guilds, in which the Companies of London had their origin, with the "*collegia opificum*," under the Roman Empire, which were associations "the primary objects of which were common worship and social intercourse, the secondary objects the protection of the trades against unjust taxes, and their internal regulation" (p. 8).

It was natural, having regard to the spirit of the times, when men who were associated together in some trade or craft constituted themselves into a guild,

that religion should form at least as strong a feature as trade among the objects of the guild.

It was also natural that a member of such a guild, who wished to make special provision for masses for the souls of himself and his family should make a bargain, such as I have described, with his own guild rather than with some outside foundation.

There are many instances of such bargains (compositions, as they were called) made with our own Guild, where the consideration took the form not of land, but of money, or even plate. There is the case of Thomas Howdan (Master 1505) where, "in consideration of £333 6s. 8d., a standyng cuppe and two saltes of sylver with a cover, to the value of £41 13s. 4d. given unto the Mysterie," the Master and Wardens covenanted by deed with his executors to provide a chaplain at St. Mary Abchurch to celebrate and to pray for the souls mentioned in the deed, and to pay the chaplain a yearly salary of £7 3s. 4d. and to keep an obit yearly at the same church expending thereon 16s. 8d. and to distribute 10s. a year in coals amongst the poor.

Sometimes the bargain was for a fixed term of years, as in the case of John Kyrkebye (Master 1501), where, in consideration of £100, the Fraternity granted him an annuity of 20s. for the term of eighty years for the maintenance of his obit. It is to be noted that this annuity was not purchased by the Company but was sold by the King to William Lewis, or his predecessors in title, who, or his representatives, continued to receive it till the expiration of the term, as our account books shew.

Sometimes the bargain was made with persons who apparently had little or no connection with the Guild, but having confidence in their integrity came to them in preference to going elsewhere.

Land
Revenue
Miscellaneous
Book 241,
ff. 7—19.

Evidence
Book, p. 302.

Such a bargain was made with Dame Beatrice de Roos, the widow of the fifth Lord de Roos, who appears in no way to have been associated with the Guild, except possibly through her son, the sixth Lord de Roos, who was admitted a freeman in 1390. Wills Book,
p. 8.

In this case, the Guild were to pay the salary of a chaplain in their chapel of St. John the Baptist in St. Paul's Cathedral, to pray for the souls of the foundress and others, and to secure the payment they charged all their property with a yearly rent charge of twelve marks, by the Deed of the 15th November, 1408, to which I have already referred.

Such compositions must have been a source of considerable profit to the Fraternity; for instance, in Howdan's case, without taking into consideration the value of the plate, a capital sum of £333 6s. 8d. would far more than represent the value of an annuity of £8 10s. even on a five per cent. basis, which would be much lower than the rate of interest then prevailing. The surplus would be clear profit and would go into the common box of the Fraternity, free from any trust whatsoever, to be dealt with as they pleased. The person entering into such a bargain must have known that this would be the result, and that it would, in fact, form the inducement for the Fraternity to undertake the obligation.

Any capital so derived, which was invested at the time in the purchase of land, would now be producing a large income.

I refer to this subject as illustrating one of the sources from which the guilds have obtained their wealth.

Chirchman is sometimes described as a "peperer" or "grocer," and sometimes as a "merchant." He is claimed by the Grocers' Company as one of their

eminent members, but he was also a member of the Guild of Taylors and Linen Armourers, as will appear later.

He seems to have been held in high favour by the Fraternity, for he was being constantly entertained at dinner, as the "Masters' Accounts" shew. He was also on the list of persons to whom hoods ("chaperons") were given annually, in accordance with "the reasonable usage for each of the rulers and officers of the City of London in support of the said city, to receive either a hood or a vestment each year from the different crafts of the same city;" as declared in an ordinance of the Mayor and Aldermen, passed in 1415, which however laid down that in future no Mayor, Alderman or other officer of the City should receive, "any livery or vestment from any craft or fraternity, save only that one craft of which he has been made free."

Chircheman was one of the Sheriffs in 1385 and his name often occurs in the Patent Rolls. He may have been interested in the wool trade, for it is recorded of him that he built for the "quiet of merchants" a house on his quay, called "Le Woolewharfe," in the parish of All Hallows, Barking (now called the Wool Quay), for the "tronnage" or weighing of wool, and that the King had agreed that the "Petty Custom" should be collected and kept there during Chircheman's life, and to pay him 40s. (afterwards increased to 80s.) a year for the use of the same.

Upon the strength of this, it is claimed that Chircheman was the founder of the Custom House.

Herbert, vol. i. pp. 307, 332. Herbert says that he transferred his rights for a consideration to the Grocers' Company, but I think this is a

C. P. R. 1 Hen. IV., 1399, p. 152. fiction, for he surrendered his grant to the King and conveyed the property to John Shadworthe, mercer, who

C. P. R.
Edw. III.
1382,
pp. 149, 154.
1383, p. 299.
1386, p. 204.

Stow, vol. i.
pp. 108, 135.

obtained a new grant from the King of the special privileges.

According to Stow, a monument was erected to Stow, vol. i.
Chircheman in the church of St. Martin Outwich. p. 180.

It seems clear from the description of Chircheman's premises contained in the above Deed of 1405, that by Bradestrete is meant the street which is now known as Threadneedle Street. As, however, it has been generally assumed from the resemblance of the names that Bradestrete is the same as the present Broad Street, I propose to furnish some further evidence in support of my contention.

Bradestrete is sometimes referred to as "via regia," but more usually as "vicus regius." The distinction between the two expressions apparently is that "via" is usually applied to streets which are main thoroughfares, and "vicus" to less important streets, just as the words "via" and "vico" are used at the present day in Italian cities and towns.

Taking a fixed point to start with, there can be no controversy as to the position of the church of St. Martin Outwich, which stood at the South-East corner of Bishopsgate Street and Threadneedle Street, where the Capital and Counties Bank now stands.

It will be observed that the messuage with five shops annexed is described in the Conveyance from Chircheman as being in the parish of St. Martin Outwich, and adjoining Bradestrete, with the church on the East and the tenement of the Charterhouse on the West, and therefore must have been on the South side of Bradestrete.

The same premises are described in a Deed of the H. R.
24th of December, 1375, as extending in length from the ^{103 (300).} highway ("vicus regius") of Bradestrete on the North to the tenement of Master John de Totenham on the South.

Now there are only two streets in this parish, viz. :— Bishopsgate Street, which runs North and South, and Threadneedle Street, which runs East and West. It is only the latter, therefore, which can have a North and South side to it.

The modern Broad Street, on the other hand, runs nearly North and South, and therefore cannot have a North or South side to it, and moreover no part of it lies within or abuts on the parish of St. Martin Outwich.

The Conveyance from Chircheman also speaks of a messuage and three shops in Bradestrete, lying between the tenement of the Charterhouse on the East, and "Tailoureshall" on the West.

This is the piece which is shown on the Ground Plan as the site of George Sotherton's house, and on part of which now stand the Beadle's house and Clerk's office.

It so happens that there is a Deed which gives the exact dimensions of the piece of land on which this messuage and the three shops stood. It is dated the 1st of July, 1400, and Chircheman was a party to it. The premises are described therein as a tenement with two shops (*sic*) "situate in Bradestrete" in the parish of St. Martin, which said tenement and two shops contain in length against the highway ("vicus regius") called Bradestrete on the North, 48 feet 8 inches, and lie between the tenement of the Fraternity of St. John of the Taylors of London on the West and the tenement of the Prior and Convent of the Charterhouse on the East, and the tenement of John Chircheman on the South, and contain in depth 47 feet.

If these dimensions are compared with the dimensions of the piece of land marked "site of George Sotherton's house," it will be seen that they correspond within a few inches.

The present Broad Street is over 250 feet distant in a straight line from the South side of Threadneedle Street at this point, and therefore as the Deed states that the depth from the street was only 47 feet, it is absolutely impossible that the Bradestrete on which these premises abutted can be the present Broad Street.

I do not wish to labour the point, but there is one more piece of evidence I should like to refer to from the West end of Threadneedle Street, where the Bank of England stands.

The Grant of 1465 to Thomas Montgomery, to which I have already referred, includes a tenement in the parish of St. Christopher les Stocks, situate between the church of St. Christopher and the churchyard on the West, the rectory of the church on the North, a tenement pertaining to the church on the East, and the highway of Bradestrete on the South.

C. P. R.
4 Edw. IV.
1465. p. 367.

As St. Christopher's Church stood on a site lying to the West of the present main entrance to the Bank, and some distance from Broad Street, no part of which is in the parish of St. Christopher, it is evident that this part of Threadneedle Street must also have been then known as Bradestrete.

There are many other deeds I might refer to, defining the boundaries of properties, which are only intelligible on the assumption that Bradestrete and Threadneedle Street are one and the same, but I think I have quoted sufficient for my purpose.

In the Company's old rent rolls the tenements standing in what we now call Threadneedle Street are entered under the head of Bradestrete.

It may be said that by this is meant not the street but the ward of the same name.

If so, it is a remarkable fact that out of a long list of

properties, only these particular tenements are given under the name, not of the street but of the ward, while all the others appear under the name of the street in which they stand; although it is true that some of these streets happen to give their names to wards.

This practice prevailed from the earliest times, for instance, in the accounts for 1406-7 are given the rents from "Cornhill," "Fridaystrete," "Bredstrete," "Wodstrete" and "Bradestrete," the last mentioned being entered as "Le rente en Bradestrete pres le porte."

Though this practice continued after Threadneedle Street came to be known under its present name, I think the explanation is that the old name continued to be used in official documents. This is further borne out by the fact that the name Threadneedle Street occurs on the Husting Rolls for the first time in 1656.

Since I wrote the above, I have come across another piece of evidence which, it seems to me, finally disposes of the matter. It is the will of Isabella Howdan (the widow of Thomas Howdan above mentioned), in which she disposes of certain annual rent charges issuing out of certain tenements of the Master and Wardens of Merchant Taylors "in the warde of Bradstrete of London set and being in Bradstrete of the said Citie of London." The Company never owned any land in the present Broad Street, and therefore it must have been the present Threadneedle Street that is referred to under the description of Bradstrete.

What the original name for Broad Street was I am unable to say. On Aggas's map of London, made in 1533 (now said to be wrongly attributed to him), and reproduced by Newton in 1855, the part between Threadneedle Street and Throgmorton Street, is called Pig Street. The original map in the Guildhall Library gives no

names either to Threadneedle Street or Pig Street; but from Maitland's History of London, published in 1756, it appears that this portion of Broad Street was then still known as Pig Street.

It is not unlikely that it got this name from the fact that the Hospital of St. Anthony, which stood at the North-East corner of Threadneedle Street and Broad Street, had the privilege of allowing their pigs to run in the neighbouring streets. Stow, vol. i.
p. 184.

That part of Chirchman's land in Bishopsgate Street which is still owned by the Company, and now forms part of the Capital and Counties Bank, was the site of a messuage and two tenements in lease to Lord Chancellor Wriothesley, afterwards Earl of Southampton, at a rent of £10 a year.

He was Chancellor at the death of Henry VIII. but was dismissed shortly after Edward VI. came to the throne. According to Lord Campbell in his "Lives of the Chancellors," it was he who prepared the Will of Henry VIII., under which the Stuarts came to the throne. He was a very strong adherent of the old religion, and did his best, though without success, to induce the King to divorce his last wife, Catherine Parr, who was supposed to favour the reformed religion.

How he came to get a lease of these premises there is nothing to show, but the evidence is against his ever having lived there. He died at Southampton House, Holborn, which he built, and from which Southampton Buildings gets its name. In those days it was not unusual for persons in high positions to obtain leases on favourable terms in consideration of services rendered or favours expected.

The property lying within the edging of blue was the site of the house, garden and other buildings occupied by

Sir Thomas Rowe (Master 1557, Lord Mayor 1568), for which he paid a rent of £15 a year. Later on it was let to Sir Thomas Rowe's son, Sir Henry Rowe, who was a member of the Mercers' Company and Lord Mayor in 1607. It was afterwards let to Robert Rich, Earl of Warwick, and his second wife, Susan, daughter of Sir Henry Rowe.

Susan Rowe was first married to William Halliday, brother of Sir Leonard Halliday, a distinguished member of the Company. She died in 1645, and was buried in the church of St. Lawrence Jewry, where there is a handsome monument to her and her first husband. Robert Rich, Earl of Warwick, was one of the leaders of the Parliamentary party in the Civil War and Lord High Admiral of the Fleet. He was a strong supporter of Cromwell, at whose inauguration he carried the Sword of State. He was also one of the pioneers of colonization in America, and was President of the New England Company, a member of the Council of the Virginia Company, and one of the original founders of the Colony of Bermuda. It is to a grant from him that the State of Connecticut owes its origin.

C. M.
vol. vii.,
p. 291b.

Sir Thomas Rowe's tenancy also included two warehouses on the first floor of premises in the Company's own occupation, about where the Wardens' dressing-rooms now stand.

Among the names appearing on the earlier title to Chircheman's land is that of Sir Nicholas Brembre, grocer, who was four times Mayor and, together with Sir William Walworth, was knighted on the field, by Richard II., after the defeat of Wat Tyler's followers.

Riley's
Memorials,
p. 499.

He was an adherent of the King's party in opposition to the King's uncles, John of Gaunt, Duke of Lancaster, and Thomas of Woodstock, Duke of Gloucester. With

Robert de Vere, Earl of Oxford, the favourite of Richard II., and Michael de la Pole, Earl of Suffolk, he was impeached in the "merciless parliament." The others escaped to France, but Brembre was arrested and hanged at Tyburn in 1388. Thomas Walsingham, who wrote in the fifteenth century, makes the charge against him that he intended, after slaying thousands of the citizens, to change the name of London to New Troy, and to have himself created Duke thereof.

As Brembre's name appears on the deeds as joint tenant with others, I think it was probable he was a trustee, and not beneficially interested in the property. Chirchman, who served the office of Sheriff in one of Brembre's mayoralities, was a colleague of his in the Grocers' Company, and was very likely in sympathy with his political views, but he does not seem to have got involved in any trouble in consequence, though there were reports about that he had been arrested and sent to the Tower, and that his head had been broken by the Duke of Gloucester.

For spreading these reports, William Asshewelle, beadle of the Ward of Cornhill, was dismissed from office by the Mayor and Aldermen, on the ground that the reports were false.

C. L. B.
H. p. 330.

As I am on the subject of Chirchman's title, I should like to refer to an interesting document. It is an Indenture dated the 24th of June, 1388, and is made between John Chirchman, "citizen and grocer," of the one part, and William Sudbury and others, most of whose names are familiar as members of the Fraternity of Taylors and Linen Armourers, of the other part. It recites that there had been long-standing disputes between the parties with reference to the ownership of a piece of garden lying in the parish of St. Martin Oteswych,

H. R.
117 (1).

between the tenements of the parties of the second part on the South and West, a tenement of John Organ (now part of the Royal Bank of Scotland), on the East, and the garden of John Chircheman on the North, and that at length an agreement had been come to between the parties as follows :

John Chircheman, to the honour of God and on account of his devotion to St. John the Baptist, of whose Fraternity he is a member (*"cujus fraternitatis ipse est"*), grants and confirms the said piece of garden to the parties of the second part. He also agrees to erect, at his own expense, a stone wall between the piece of garden in dispute and his own garden, extending from the tenement of the said John Organ to the kitchen (*"ad coquinam"*) of the parties of the second part; such wall is to be 49 ft. 10½ ins. (*"16½ virgas cum 4½ pollicibus"*) in length; and the parties of the second part are to have the right to place "seven or eight corbels" in the said wall, on which to build.

The only piece of land to which these abuttals can possibly apply, is the piece about 48 ft. in length, running from the back of the property, now the Royal Bank of Scotland (formerly of John Organ) as far as the Company's kitchen.

This Deed gives us some interesting pieces of information; that John Chircheman, though a grocer, was a member of this Guild, of which we had previously no evidence; that the membership of the Guild was, even at that early date, not limited to Taylors and Linen Armourers—a fact amply confirmed by the various occupations of the persons admitted to the freedom as shewn in the "Master's Accounts" of a little later period; that a man might even then be a member of more than one guild; and, what is perhaps the most interesting from

our point of view, that the kitchen occupied the same site in 1388 as it does to-day.

The compiler of the Evidence Book came to the same conclusion with regard to the position of this piece of land. He refers to this deed as the conveyance of "a certain piece of a garden lying in the parish of St. Martyn Outwich, which seemeth to be void ground, that lieth before the pastery between the entry and it."

On Oliver's plan of the Hall premises, to which I have already referred, the pastery is shewn as occupying the site now partly occupied by the small kitchen, and partly by the rear of No. 2 White Lion Court.

Land coloured yellow (1) on the Ground Plan.

The tenement of the Charterhouse, which is referred to in the Conveyance from Chirchman to the Fraternity, is the piece coloured yellow (1) on the Ground Plan.

It was purchased in 1349 by Michael de Northburgh, ^{H. R. 76 (92).} Bishop of London, and was then described as: "all that tenement in the parish of St. Martin de Oteswych, situate between the tenement which formerly belonged to Master William de Oteswych on the East, and the tenement which formerly belonged to Ralph Crepin on the West, a piece of land on the South and the highway ('vicus regius') on the North."

Michael de Northburgh, with Sir Walter de Manney, ^{Dugdale's Monasticon, ed. of 1846.} founded the Charterhouse in London. He died in 1361, and his Will is enrolled in the Court of Husting. ^{H. R. 89 (272).}

On the 25th of September, 1377, Michael Free, *alias* Northburgh, clerk, as executor of Michael de Northburgh, conveyed the premises in frank almoign to the Prior

C. P. R.,
1 Rich. II.
p. 242.

and Convent of the Charterhouse, in whose possession it remained till the dissolution of the monasteries.

In the Ministers' Accounts, 31 and 32 Henry VIII. (2396), under the head of "Possessions of Charterhouse" occurs this entry :

"£4, farm of two tenements in the parish of St. Martin Outwyche, leased to Thomas Landen, for term of 40 years, 6th of April, 28 Henry VIII," (1537).

P. R.,
32 Eliz.
pt. 23.

Close Roll,
1325
32 Eliz. pt. 19.

By letters patent dated the 22nd of January, 1590, Queen Elizabeth granted the premises to Roger Rante and Peter Whetcombe, who, by Deed dated the 23rd of January, 1590, sold them for the sum of 200 marks to George Sotherton (Master 1589), under the description of two tenements situate in the parish of St. Martin Outwich, in the City of London, part of the possession of the late dissolved Priory of Charterhouse ; to hold of the Queen, her heirs and successors, as of her manor of East Greenwich, in the County of Kent, in free and common socage and not *in capite* or by military service ; but subject to an outstanding lease for a term expiring in 1619, at the yearly rent of £4, to one, William Hill, Groom in Ordinary of the Chamber.

The purchase was taken in Sotherton's name, as trustee for the Company, but the purchase money was provided by Robert Dowe (Master 1578).

C. M.,
vol. iii.,
p. 201b.

The proposal to purchase was brought before the Court of the Company by Sotherton on the 25th of November, 1589.

C. M.,
vol. iii.,
pp. 205b-206b.

The circumstances of the purchase are fully set out in the Court Minutes of the 24th of March, 1590. The property is therein described as lying between the Almshouses on the East, and the house then in the occupation of the Master, George Sotherton, on the West.

The identity of Sotherton's house is clear. It occupied the site of the messuage and three shops in Bradestrete, described in the conveyance from Chirchman to the Company as lying between the tenement of the Charterhouse on the East, and Taillourshall on the West, and of which the dimensions are given in the above-mentioned Deed of the 1st of July, 1400, as extending in length against Bradestrete 48 ft. 8 ins., and in depth 47 ft.

Dowe's intention in purchasing the property was to make further provision for the almswomen in the Alms-houses then recently erected near Tower Hill.

He gave, as is well known, large sums to the Company, to be laid out in the purchase of lands, from the revenues of which provision was to be made for various charitable purposes, which are fully set out in two deeds, dated respectively, the 28th of August, 1605, and the 4th of April, 1610, and made between Dowe and the Company.

M., p. 297.
Early History
vol. i., p. 157.

The property is described in the Deed of the 28th of August, 1605, as two tenements and one alley in the parish of St. Martin Outwich, situate amongst the Company's lands in the same parish, between their Almshouses on the East side, and their tenement next adjoining to their Common Hall, late in the tenure of George Sotherton, on the West side.

By two Orders under the seal of the Charity Commissioners, both dated the 7th of January, 1876, the Company transferred into the name of the Official Trustee of Charitable Funds, two sums of Consols, sufficient out of the income thereof to meet all charges under Dowe's gift, and thereupon all lands derived from Dowe were declared freed from any future claims in respect of such charges.

Wills Book
p. 136.
C. M.
vol. iii.
p. 227.

Sotherton, by his Will dated the 15th of March, 1591, in pursuance of the trust reposed in him, devised the premises to the Master and Wardens of the Company.

He died in 1599, and a monument was erected to him in the church of St. Martin Outwich.

Sotherton, it may be mentioned, was twice member of Parliament for the City, viz. : in 1592 and 1597.

THE PROPERTY TO THE WEST OF THE HALL.

Land coloured blue (2) on the Ground Plan.

The next acquisition by the Company was the property lying to the West of the Hall, coloured blue (2) on the Ground Plan, which formerly belonged to the Brethren of St. Augustine, commonly known as "Austin Friars."

It is described in the abuttals to the premises comprised in the conveyance to Yakeslee, as the tenement of the Brethren of St. Augustine, which Thomas Lyon held for the term of his life.

The property continued to belong to the Austin Friars down to the dissolution of the monasteries.

In the Ministers' Accounts, 31 and 32 Henry VIII. (2396) under the head of "Possessions of the Austin Friars," the premises are described as a brewhouse called "Le Cokk," with two tenements adjoining, in Fynxe Lane, leased to John Buffyn, for forty years, from Lady Day 1535, at the yearly rent of £6.

By letters patent, dated the 1st of July, 1544, Henry VIII., in consideration of the sum of £951 16s., granted to Hugh Losse and Thomas Bocher and the heirs and assigns of Hugh Losse (*inter alia*) the messuages or tenements in the parish of St. Benedicte within the City of London, then or late in the tenure or occupation of John Buffyne, lately belonging to the house of the Brethren of Augustine of London.

By a Deed dated the 4th of August, 1544, Losse and Bocher conveyed the property to John Buffyne, under

P. R.
36 Hen. VIII.
pt. 18.
mm. 5-9.

Evidence
Book
p. 162.

whose will it passed to his son, John Buffyne, the younger.

Close Roll,
1368
(32 Eliz.
pt. 22).

By a Deed dated the 1st of April, 1590, John Bougham, *alias* John Buffyne, heir of John Bougham, citizen and brewer, in consideration of the sum of £260, conveyed the property to Henry Shukar under the description of "all that greate messuage or tenement then in the tenure or occupation of Robert Warner, and all those four messuages or tenements, then in the several tenures or occupations of John Greene, Willyam Mynn, Thomas Fryer, and Mark Dingley, sett, lying and being in the parish of Saynt Bennet Fynck, in the warde of Broadstreete, which great messuage or tenement and four other messuages or tenements were sometyme a great messuage and brewhouse called by the name of the signe of the Cocke in Fynck Lane;" subject to a lease of the said premises to Robert Warner, expiring at midsummer, 1645, at the yearly rent of £20.

Close Roll,
1519
(38 Eliz. pt. 3).

C. M.
vol. iii. p. 315.

On the 12th of December, 1595, Shukar, in consideration of the sum of £366 13s. 4d., conveyed the premises under the same description, to Robert Hawes, citizen and merchant taylor.

Memorials
p. 292.
Wills Book,
p. 138.

Robert Hawes (Master 1580), by his Will dated the 17th of January, 1596, after reciting that John Robinson, William Offley, Robert Dow, Richard Venables (Master 1598), and William Craven, together with himself, had agreed to pay during their lives, to six poor widows then in the Company's Almshouses, yearly pensions of £3 9s. 4d. each, and being desirous of continuing the same after their deaths, had subscribed the sum of £336, with which they had purchased a great messuage and four other houses in the parish of St. Benet Fink, which had been conveyed to him, the said Robert Hawes; in performance of the trust in him reposed, gave and

devised the same premises to the Master and Wardens of the Company and their successors, upon trust to apply out of the rents thereof to the support of six poor widows of London of the age of 55 years (whereof five to be always widows of the Society of Merchant Taylors, and the sixth to be chosen out of the parish of St. Botolph Algate), yearly for ever the sum of £3 9s. 4*d.*, and he directed that the residue of the rents (if any) should remain in the common box of the Fraternity, to support the common charge as well of repairing the said premises and almshouses, as otherwise for the good of the Company in their discretion; the testator not doubting that should the rents increase to a good balance, the said Master and Wardens would reward the said poor widows with a larger pension, or otherwise relieve the necessity of other poor members of the Society.

On the plan of the Hall and adjacent property attached to the "Memorials," the greater part of the land which I have described as belonging to the Austin Friars is shewn as though it had formed part of Yakeslee's purchase, though a note is added that "some doubt exists as to that part of the purchase which lies in the parish of St. Benet Fink."

It is incumbent on me therefore to shew my grounds for stating that the Austin Friars' land comprised the whole of the land coloured blue (2) on the Ground Plan.

There is in the Evidence Book a short abstract of an Indenture, dated the 31st of May, 1389, between the Prior and Convent of St. Augustine of the one part, and John Dymock, Master of the Fraternity of St. John the Baptist, London, and Thomas Bridlyngton, Simon Wynchecombe, John Shalyngford, Robert Lyndeseye and Thomas Sibsay, "feoffees of the said Fraternity," with reference to the erection by the Fraternity and their

Evidence
Book,
p. 8.

feoffees of a "chymney in a chamber by them newly built upon the corbell of a wall extending itself upon the land of the said Convent 2 feet 3 inches."

The comment of the compiler of the Evidence Book is that this "seemeth to be a chymney built in the King's Chamber on the West end of the house." The King's Chamber before it was destroyed in the Great Fire stood at the West end of the Hall, where the Gallery and Grand Staircase now are. Towards the South it extended as far as the North wall of the Court Dining Room, as I shall shew when I come to deal with "the Little Garden" which it partly overhung.

In the Master and Wardens' Minute Books there appears on the 14th of June, 1493, the following entry with reference to a chimney in the King's Chamber which was probably the chimney referred to in the agreement of 1389.

"The same day Richard Gyrston rent gaderer shewed unto the M. and to his Wardeyns that the chymney in the Kyngs Chambre atte the west end of the Hall is so ruynouse and feble that it may in no wyse long stand and every daye is in all lyklyhode to fall down, to the grete perill and jeopardye to the good man of the Cok, his gestes, servauntes and bestes. The M. hearing of this caas saw the same Chymneye and grete perill therof and the wekenes and feblenes of the same wherfore he w^t thadvice of his Wardeyns willed the said Rentgaderer to cause the said Chymney to be taken down from the upperest part down unto the corbell whereupon the same stode. And for the upper parte is lefte a pece of lede upon the said Chambre's side and the Corbells yet stand still in token and remembraunce that the same Chymney was there set w^t out any contradiccion or impedymnt of any man and the same Chymney to be bielled agen as shall please the Company thereto to be advised."

The King's Chamber was rebuilt between the years 1593 and 1596. It was to be planned "so that the light at the weste ende of the halle may be preserved undiminished." C. M.
vol. iii.,
p. 264b.

It seems that the building operations caused inconvenience or damage to Warner, the lessee of "the Cokk," for which the Company paid him a sum of money by way of compensation. C. M.
vol. iii., p. 411.

The position of the King's Chamber in relation to the Hall being fixed, it is obvious that, as the chimney belonging to it abutted on the property of the Austin Friars, the latter must have extended to the eastern limit of the land coloured blue on the Ground Plan.

Further evidence of the identity of the land coloured blue with the Austin Friars land is afforded by the "Rentals Book," in which particulars are given of the lease to Warner of "divers tenements in and neere Finch Lane," followed by a Memorandum that "these houses were, at the expiration of the term, granted to severall tenants, reserving severall rents, viz.: "A lease of the said tenement in Threadneedlestrete, granted to Francis Thrisscross from Midsummer 1645 for 31 years." Rentals Book,
p. 1.

Then follow particulars of the other leases of the remainder of the property, formerly leased to Warner, viz.: Jemimah Warner, one tenement, James Butler, a messuage and two tenements, and William Talbutt, one tenement; all described as in Finch Lane. Rentals Book,
pp. 239-241.

By tracing from the rent rolls the names of the persons in whom these several leases were vested at the time of the Great Fire, and comparing the plans attached to the new building leases granted to the same persons immediately after the Fire, it will be seen that the whole of the land coloured blue was comprised in the lease to Warner.

My reason for going so fully into this matter is in order to identify the property, which the Company received under the will of Hawes, about which there seems to have been much uncertainty.

Decree Rolls,
1307 & 1350.

The "Tenement in Threadneedlestrete," leased to Thrisscross, came to be known as the "Buffalo's Head," or "Bouffler's Head" Tavern. It was built round a courtyard, in accordance with the usual practice in those days, and was approached from Threadneedle Street by a covered roadway or passage, about 10 ft. in width, as shewn on the Ground Plan.

It continued to be known by the same name till, at least, the middle of the eighteenth century; for in 1747 the Company granted a lease to Edward Baker, of "a tenement lately erected on a piece of ground whereon lately stood a tenement called the Buffalo's Head Tavern lately demolished by fire."

Between 1840 and 1850, when the property came into hand, the buildings on the East side of the courtyard appear to have been used for a time as the Company's offices.

I think the "Cokk" must be the tavern referred to in the Court Minutes of the 27th of June, 1607, when in connection with the visit of King James I., it was resolved that "the brick wall in the garden which adjoineth to the tavern shall presently be raised up, to take away the prospect of such as used to walk upon the leades of the tavern, and thereby would overlook the garden and the King's Chamber."

Land coloured green (1) on the Ground Plan.

Fronting Threadneedle Street, and lying between the land coloured brown (1) on the Ground Plan and the

Company's other property on the East, stood a tenement known by the sign of the "Grasshopper" (afterwards as No. 24 Threadneedle Street). The site is coloured green (1) on the Ground Plan, and I think must have been the site of "the tenement formerly of Henry de Schorne," on which the premises sold to Yakeslee partly abutted on the West. Evidence Book, p. 2.

At the beginning of the sixteenth century it belonged to John Williams, by whose mortgagee it was sold to Morgan Stevens, citizen and merchant taylor, who in turn sold it to the Company for £120.

By a Deed of Bargain and Sale dated the 10th of June, 1601, made between Morgan Stevens of the first part, the Mayor and Commonalty of the City of London of the second part, and the Master and Wardens of the Merchant Taylors and Robert Dowe of the third part, the property was conveyed to Robert Dowe in trust for the Company. Evidence Book, p. 168.

Part of the arrangement with Stevens was that he should have a lease of the premises for 21 years, and so his name appears on our rent rolls, and thereby the identity of the property is further established.

By a Deed dated the 14th of July, 1601, Dowe covenanted with the Master and Wardens to devise the premises to the Company; which he did accordingly by his Will dated the 30th of July, 1601, under the description of "All that messuage or tenement situate in the parish of St. Bennett Fink, in or near a certain street called Threedneedle Street, late in the occupation of John Williams, citizen and merchant taylor, deceased, extending in breadth on the street side between a tenement of the said Master and Wardens of the Merchant Taylours, now in the tenure of William Rutland, gent., on the East part, and a tenement

late of John Williams, deceased, now in the tenure of John Wall on the West part, 14 ft. 3½ ins."

This is the most complete description of the property I have come across, as I have not been able to find any copies of the earlier title deeds but merely very short abstracts in the Evidence Book.

Memorials,
p. 294.
Wills Book,
p. 171.

The purchase money of £120 was part of a sum of £150 bequeathed to the Master and Wardens under the will of Peter Blundell, dated the 9th of June, 1599, wherewith to purchase lands, houses, or other sure hereditaments, or rents, out of the proceeds of which 40s. was directed to be paid yearly for ever to the poor prisoners in Newgate, and the residue to be by the Master and Wardens so employed and bestowed as they should for ever have the benefit thereof for their pains in paying the said 40s. yearly for ever.

Evidence
Book, p. 169.

By a Deed dated the 10th of June, 1601, made between the Master and Wardens of the one part, and Peter Blundell's executors of the other part, the Master and Wardens covenanted with the executors to pay the sum of 40s. a year as directed by the will of the testator.

Peter Blundell was the founder of the well known school at Tiverton. He was a clothier, that is to say a manufacturer of cloth. A man of considerable wealth, he left large sums in charity. He died in 1601, and was buried at St. Michael's, Paternoster Royal.

Memorials,
p. 336.

Imprisonment for debt having been practically abolished, the sum of 40s. with other prison funds is now applied under the sanction of the Charity Commissioners to the Men's Convalescent Home at Bognor.

Land coloured brown (1) on the Ground Plan.

This appears to be the site of "the tenement late of John Williams, deceased, in the tenure of John Wall," which lay to the West of the land purchased out of Peter Blundell's legacy, but how the Company acquired it I have been unable to discover.

It appears from the abstract of Morgan Stevens' title, that John Williams owned two tenements, one in his own occupation, (afterwards purchased by Stevens), and another one adjoining in the occupation of John Wall.

The passage from the Buffalo's Head Tavern to Threadneedle Street passed across this piece of land, as indicated on the Ground Plan.

In the Court Minutes for the 17th of May, 1645, it is reported that one, Burrage, had set up a claim to the tenement in the occupation of Tue, over the gateway of the passage to the tenement in lease to Francis Thrisscross (that is to say, the Buffalo's Head Tavern), and it was resolved that Tue should resist the claim, and that the Company would indemnify him from all loss. C. M., vol. ix.
P. 211.

What Tue's connection with the Company was does not appear, but he does not seem to have been their immediate tenant for his name does not appear in the rent roll. Burrage commenced an action in ejectment in the Mayor's Court, which he won, and Tue was accordingly ejected and received compensation from the Company for his loss. C. M., vol. ix.
pp. 265, 271.

At the time of the Great Fire, John Steventon was the lessee of the site of the tavern. Both the plan on the building lease of this site granted to him after the Fire and the plan on the subsequent lease of 1747 to Edward Baker of the same site, to which I have already referred, shew only the passage to Threadneedle Street, and not the remainder of the land coloured brown (1). The lease

to Baker contains a provision that in case the messuage extending over the gateway (that is to say, over the passage to the tavern) "now holden under a lease from the Masters and Wardens expiring at Christmas, 1757," shall at any time during the term of Baker's lease be rebuilt, the head of the said gateway shall be raised two feet. It is clear therefore that the land coloured brown, excepting the passage, formed no part of the premises comprised in the lease of the tavern to Steventon, and is consequently no part of the land acquired from Hawes.

Steventon also had a lease of the Grasshopper site which adjoined the East side of the passage to the tavern, and which expired at Christmas, 1757, but there is no reference in it to any right of building over the adjoining passage. The reference in Baker's lease would lead one to suppose that there was a separate lease also expiring at Christmas, 1757, of the messuage extending over the gateway. Yet I can find no trace in the Company's records of any such lease.

However, on the expiration of the lease of the Grasshopper site in 1757 a new lease was granted to Robert Combes of the building then standing partly on the Grasshopper site and partly over the gateway to the Buffalo's Head Tavern together with a little shop on the West side of the passage.

So that in the interval between the date of Tue's ejectment and the granting of the lease to Combes the Company must have become possessed of the land coloured brown (1).

I have gone fully into the matter because it is a very valuable piece of land, and I am sorry I cannot throw any further light on the title.

A possible explanation may be that Steventon after the Great Fire purchased the piece of land coloured

brown (1) and then proceeded to put up a building on the Grasshopper site extending over the gateway to the Buffalo's Head Tavern, the whole forming structurally one building.

Years afterwards, when the lease of the Grasshopper site fell in, perhaps the circumstances were forgotten, and the whole building was surrendered to the Company.

It must be remembered that though the site is of great value now, its value at that time was small. Combes only paid a premium of £84 and £8 a year rent for the whole building.

Land coloured yellow (2) on the Ground Plan.

The Company's next acquisition was the land coloured yellow (2) on the Ground Plan. The front part, where No. 4 Newman's Court now stands, was a building known as "the Ould Hall," otherwise "Slaney's Hall," and at the rear was a garden which came to be known as the "Little Garden."

It seems that John Slaney, the lessee of the premises, who was a member of the Company and became Master in 1619, had allowed the Company to enlarge "the King's Chamber" by adding a bay which overhung the garden. In 1605, Slaney granted the Company a sub-lease for the remainder of his term of years of the encroachment, which is therein described as a "Gytty," (*i.e.*, jetty) building, and room, parcel of the Chamber called the "King's Chamber." The Lease recites that the Company, for the enlarging and beautifying their great chamber called the King's Chamber, belonging to their Hall, with the consent and agreement of John Slaney, had built and gytted part of the said Great Chamber over the wall of the garden belonging to the

great messuage or tenement then in the occupation of John Slaney namely, 13 feet in length, and 7 feet in width.

The Company were desirous of purchasing the freehold of the premises, so that they should not be disturbed at the end of Slaney's lease. and many negotiations were entered into, as the Court Minutes shew.

C.M., vol. viii.
pp. 382b, 448b,
451.

C.M., vol. viii.
p. 477b.

Ultimately, in 1633, a contract to purchase the garden was entered into with Richard Norton, then owner of the property, and in 1634 the Company contracted with Norton to purchase the "Ould Hall." It was arranged that the Conveyance should be taken in the name of Robert Gray (Warden 1628) as feoffee for the use of the Company.

Idem, p. 505.

Idem, p. 480.

H. R.
310 (22).

By a Deed dated the 31st of August, 1633, Norton conveyed to Gray "All that garden or plot of ground adjoining to the West side of the garden belonging to the Company of Merchanttailors, and whereupon part of a chamber called the King's Chamber belonging to the said Company towards the North standeth, and upon part of the said plot of ground towards the West, a tenement or shed late in the occupation of Master John Slaney late Merchanttailor, deceased, standeth, and the same abutteth towards the South upon the capital messuage in Cornhill, late in the occupation of the said Master John Slaney, which piece or plot of ground with the tenement or shed aforesaid, containeth in length from North to South 51 ft. 9 in. more or less, and in width from East to West on the North side 38 ft. 3 in. more or less, and from East to West on the South side 47 ft. more or less."

This Deed, in conjunction with the lease from Slaney of the gytty overhanging the garden, clearly fixes the position of the King's Chamber.

H. R.
312 (6)

By a second Deed dated the 13th of March, 1635,

Norton conveyed to Gray, "All that piece or plot of ground, whereon the tenement or room called the Ould Hall, now or lately used as parcel of a house late in the occupation of John Slaney, late Merchantaylour, deceased, standeth, and all that piece or plot of ground used for an entry at the West end of the said Ould Hall, and also the cellar lying directly under the Hall and entry aforesaid, situate lying and being in the parish of St. Michael in Cornhill, which said tenement called the Hall and entry abutteth upon the capital messuage in Cornhill, late in the occupation of Mr. John Slaney towards the South and upon the tenement in the occupation of the said Richard Norton towards the West, and upon the plot of ground lately purchased of the said Richard Norton and whereon part of a chamber called the King's Chamber belonging to the Companie of Merchantailours standeth, towards the North, and upon the garden belonging to the said Companie towards the East, which plot of ground whereon the said Ould Hall standeth and the said entry contain in length from East to West 33 ft. 1 in. more or less, and in depth 23 ft. 6 in. at the West end more or less, and at the East end 23 ft. 4 in. more or less.

In neither Deed is the amount of the purchase money stated, the consideration in each case being expressed to be a competent sum of lawful money of England, but from the Master's accounts for 1633 and 1635, it appears that £200 was paid for the garden and £170 for the "Ould Hall."

By a Deed dated the 10th of March, 1638, Gray conveyed the whole of the premises to the Master and Wardens of the Company. Shortly afterwards the Company granted a lease of the Ould Hall to one Laurence Newman, from whom no doubt "Newman's Court" obtained its name. C. M., vol. ix. p. 230.

The premises subsequently came to be known as the "Virginia Coffee House."

The name "Ould Hall" as applied to Slaney's Hall has given rise to great confusion. References in the Company's books clearly relating to this old hall have been erroneously attributed to some supposed previously existing hall which stood on the site sold by Crepin to Yakeslee, and to which (it is suggested), the expression "old" was given in order to distinguish it from the Company's present Hall; and thus false theories have been formed as to the position occupied by Crepin's Hall.

It will be observed on reference to the plan that part of the site of the Little Garden is now incorporated in the Court Dining Room.

Another small part is comprised in a lease to the London City and Midland Bank.

THE PROPERTY TO THE NORTH OF THE HALL.

Land coloured brown (2) on the Ground Plan.

We now come to the small piece of land coloured brown (2) on the Ground Plan. It forms part of the site of the Library and the staircase adjoining. It formed a wedge in the land which it will be remembered that the Grocers' Company had acquired under Sir Thomas Lovell's gift, and on part of which the Weighhouse stood.

In the year 1572, the Grocers' Company set up a claim to this small piece of land, as appears from the following entry in the Court Minutes. C. M., vol. i.
P. 593.

“The Wardens of the Mistry of Grocers did this daye make request to the Wurshipfull, the Master and Wardens of this fraternitie, that they wolde shewe howe and by what right they held the howse, comonly called the Ypocrise howse, set in the sowth ende or parte of the garden belonginge to this Mistrye, adjacent to this Commen Haul; which the said grocers affirmed to belonge to them. But the Master of this mistry wisely and discretly reffused so to doe, sayinge unto them, that in all reason they ought to shewe rather their evidence, that it maye appere what cause they have to demande it; syns their predecessors never before this yeare made lyke request or any clayme thereunto, Albeit the same howse hath ben in the quyet possession of this mistry tyme owt of all memory of man and longe before the said Grocers had any interest in the Wayhowse and the Landes thereunto adyacent.”

“*Note* for memory thereof, whensoever this matter shall agayne come in question, that in A° 1514 John Sandforth of Thorpe Sylvan in the Contie of Yorke Esquyer did sell the said waighowse and other his Landes in London to Master Dacres, then Master of this Company, for £226 3s. 4d. But afterwards, Sr. Thomas Lovell, Knight, and controller of the K's howse, under the pretence and colour of a former Bargyn, obtayned the purchase; as it apereth by tholde Munu-mentes of the registeres and Masters accomptes of this mistery; by the w^{ch} also it dothe apere that Mr. Povey, Master of this Company in A° 1491, paid for a lock for the Ipocras dore. Also the Master beinge in A° 1497, paid ijs. for a workman, namely a carpenter working on that tenement 3 days. Also in the tyme of Master Jamys Wilford, Master, it apereth in an olde register writtē with thand of Henr. Maior, Notary, then Commen Clark of this mistery, how many messes of meit were placed in the hall, and the other howses and romes therabowt, to the nombre of iij. c. vj. whear, amonges other, he noteth vj. metz of loving frendes to be placed in the garden chamber. Whereby it may apere, that the Company have longe enjoyed the said howse, before the Grocers' interest so that the said Company of grocers can have no just title to the said howse, which I have thought good here to note for better manifestacion thereof as afore-said.”

As I can find no other entry in the Minutes with regard to the claim of the Grocers' Company, I presume it was abandoned.

The “Ypocrise House” was a curious name for the building. Possibly it was the place where the Ypocras or Ipocras used in the loving cup was stored.

Ipocras was composed of wine with spices and sugar

strained through a cloth. It is said to have taken its name from "Hippocrates sleeve," the term apothecaries gave to a strainer. Ypocras is the usual rendering in early English documents of the name of Hippocrates, the "Father of Medicine."

The Banqueting House in the garden to which the store of gunpowder was transferred in 1621 perhaps stood on this site.

At a later date the Ypocrise House appears to have been used as the Beadle's House, for in the Court Minutes for 1667 is a reference to a lease to Nicholas Dawes, of a "toft of ground adjoining the Companie's Garden, whereon before the late dreadfull Fire stood the tenement in the occupation of Symon Baylie, the Beadle of the Livery."

Court
Minutes,
vol. x., p. 140.

On Oliver's plan, but written in a later hand, the site of the Ypocrise House is marked "Dawes," from which it may be presumed it was the toft of ground leased to Nicholas Dawes, and formerly the Beadle's House.

For many years the house which stood on this piece of land used to be let to the tenant of the house which stood on the land coloured green (2) on the plan, the whole practically forming one house.

Land coloured green (2) on the Ground Plan.

This piece of land now incorporated in the Library, with an entry into Sun Court, was purchased by the Company in 1856 from the Grocers' Company, partly for the sum of £2,329 10s. *od.* and partly in consideration of a grant to the Grocers' Company of three small strips of land in White Lion Court and certain easements

for the benefit of other property of the Grocers' Company, over White Lion Court, the soil of which belongs to the Merchant Taylors' Company, as part of their original acquisition.

As the title deeds relating to this and the other remaining properties dealt with in these notes are in the Company's possession, and are comparatively modern, I have not thought it necessary to give full details of them.

Land coloured green (3) on the Ground Plan.

C. M., vol. ix.
p. 229.

This was purchased by the Company in 1646 from Anne Brown, the widow of Francis Brown, at the price of £1484.

It is worth going into the circumstances under which this particular purchase was made, so as to dispose of any notion that it had to do with some trust.

The Company had allowed the owner to open a doorway into White Lion Court, which was their private property. Subsequently the premises were converted into a tavern and the Company's tenants thereupon began to complain of the nuisance caused by people coming in and out of the tavern, and so the Company gave the owner notice to close the doorway. This led to negotiations, till finally the owner agreed to sell the premises to the Company on terms which, under the circumstances, were probably very favourable to the Company and which they accepted.

The portion fronting Cornhill was then known as the "Shipp," formerly the "White Hart." The rear portion, with frontage on to Bishopsgate Street, was the site of a

tavern known as the "Starr Tavern," and afterwards the "White Lyon Tavern," from which the adjoining Court derived its former name of Star Court, and afterwards its present name of White Lion Court.

This Court is also sometimes called "Red Cross Yard."

The Conveyance from Brown included a narrow strip 16 ft. 6 ins. long and 6 ft. wide, leading into Bishopsgate Street, and lying to the South of the land coloured yellow (3) shewn on the plan.

This was the site of a small shop and cellar which was sold to the Poulterers' Company in the year 1669. Rentals Book p. 246.

By a Deed dated the 6th of December, 1662, the Company, in consideration of a bequest to them by Sir Abraham Reynardson of a sum of £300, charged that part of the property purchased from Anne Brown known as the "Shipp," with an annual payment of £16 to be distributed among six poor women of the Company for ever, 6s. 8d. apiece quarterly. C. M., vol. x. pp. 212, 214.

Sir Abraham Reynardson was Master of the Company in 1640, and Lord Mayor in 1648. As Lord Mayor, he refused to proclaim the Act of the Long Parliament for "Abolishing the King's Office," and was in consequence fined £2000, removed from his office of Lord Mayor and committed to the Tower. At the Restoration, on the occasion when Charles II. dined at the Guildhall in 1660, he was knighted. He died in 1661, and was buried in the church of St. Martin Outwich. Fry's Pictures of the M. T. Co.

Land coloured brown (3) on the Ground Plan.

This was purchased by the Company in 1722 from Richard Bowater, for £325. The purchase money was

provided by Thomas Jackson, who was the Company's lessee of the adjoining White Lyon Tavern, under an arrangement by which in consideration of such payment and the conveyance of the freehold to the Company, he was to have a new lease for a long term of years to include both sites, the buildings on which had then recently been burned down.

Land coloured yellow (3) on the Ground Plan.

This was purchased by the Company in 1766 from Herbert Pyefinch, at the price of £250 obviously to square off their property. There is a sum of £2 12s. paid annually by the Company to the churchwardens of Royston in Hertfordshire, which is supposed to represent a rent charge issuing out of this property. The entry in reference to it occurs for the first time in the accounts for the year 1769-70, when four years' arrears were paid in respect of a rent charge issuing out of premises in Bishopsgate Street, which would correspond with the four years which had elapsed since the purchase from Pyefinch.

Land coloured blue (3) on the Ground Plan.

This was conveyed to the Company on the 27th of June, 1911, by the Union Bank of Scotland, as part of an arrangement, under which, in consideration of the Bank transferring the freehold of this piece of land to the Company, and surrendering the outstanding leases from the Company of the several pieces of land coloured green

(3), yellow (3), and brown (3), and of the building over the gateway leading from White Lion Court into Cornhill, the Company were to grant to the Bank, a new Lease of the whole block for 99 years from Christmas 1910.

At the same time an arrangement was made with the Corporation of London for widening and straightening the frontage to Cornhill and Bishopsgate Street.

The gateway into Cornhill occupies of course the site of "the Great Gate towards Cornhulle with a Solar above the same gate built," which was included in the conveyance from Crepin to Yakeslee.

There is an old lease of the rooms above the gateway, dated the 28th of June, 1659, to Symon Baily (the Beadle of the Company) from which it appears that they then consisted of a kitchen on the first floor, with a buttery and staircase adjoining, and two floors above the kitchen, so that access must have been obtained by an outside staircase from Starr Court.

In the plan annexed to Mr. Clode's pamphlet on the Hall, founded on Oliver's plan, the premises formerly known as the "Rose," on the West side of the gateway into Cornhill, are coloured in as though they formed part of the Company's property; but this is not correct. They are, and have been from ancient times, the property of the Grocers' Company, being part of Sir Thomas Lovell's gift to that Company.

I think the mistake arose as follows: Shortly after the Great Fire, the Merchant Taylors' Company granted to Christopher Desborough a lease of the "Shipp," together with the room over the gateway into Cornhill. Desborough at the time was also a lessee under the Grocers' Company of the "Rose." It so happens that the plan on the lease from the Merchant Taylors' Com-

pany shews the position of the "Rose," though it is not included in the lease itself.

Oliver, in preparing the plans of the Company's properties, perhaps only looked at the plan on the lease without referring to the body of the Deed, and so came to the conclusion that everything shewn on the plan belonged to the Merchant Taylors' Company.

Excluding the rooms over the gateway, the site now leased to the Union Bank of Scotland together with part of the site of the Royal Bank of Scotland adjoining constituted the site of "the tenement of the Prior and Convent of the New Hospital of St. Mary without Bishopsgate, which William de Manhale held for the term of his life."

Dugdale's
Monasticon.

This hospital was commonly known as "St. Mary Spital," and stood where Spital Square now is. In the priory yard stood the "Pulpit Cross," where the sermons so frequently mentioned in the annals of the sixteenth century, were preached. The Hospital was formed for the reception of travellers and sick persons. In the "Minister's Accounts," 32 Henry VIII. is the following entry with reference to the land of the Hospital in the parish of St. Peter's, Cornhill :

"London : St. Peter, Cornhill, Firma tenementorum
£16 10s. 8d."

P. R., 761
36 Henry viii.

On the dissolution of the monasteries this property of the Hospital was granted by letters patent dated the 23rd of June, 1544, to Nicholas Bacon and others.

Nicholas Bacon, afterwards became Sir Nicholas Bacon, Lord Keeper of the Great Seal, and was the father of Sir Francis Bacon.

Among the Deeds relating to the land coloured brown (3) is a Deed of Feoffment from Sir Nicholas Bacon with his signature thereto.

It will be observed that, in many cases, land acquired by the Company was conveyed in the first instance into the name of some person who afterwards devised it by will to the Company.

The person to whom the land was thus conveyed entered into a bond to devise the land to the Company at his death, or he made a will actually devising the land to the Company and at the same time entered into a bond not to revoke it.

It was quite usual to make several wills, each relating to a separate property; for instance in the "Wills book" there are entered no less than three such wills made by Robert Hawes.

The explanation of this roundabout method is, that although land could not be conveyed to a corporate body without a licence in mortmain, every citizen under the custom of London had free power to dispose by will of any tenement within the City, even to a corporate body, and the latter might hold the land so obtained without any limitation as to amount, a custom which is expressly confirmed by a charter of Edward III., dated the 6th of March, 1327. The early Statutes of Mortmain only applied to transfers of land *inter vivos*, because, until the time of Henry VIII., there was no power at all of devising land by will, except under the custom of London, and in certain other privileged places where a similar custom prevailed.

C. P. R.
1 Edw. III.
1327.

I have now accounted for all the properties comprised within the area referred to at the commencement of these notes.

It will be observed that they come within four categories.

- (1) The land on which the Hall stands, acquired as a local habitation for the Company, the part not required being let off.

- (2) Land given to the Company, prior to the Reformation (subject to certain charges for pious uses, since redeemed).
- (3) Land given since the Reformation, subject to certain trusts for charitable purposes.
 - (a) since discharged from such trusts, by arrangement with the Charity Commissioners.
 - (b) still subject to such trusts.
- (4) Land purchased by the Company as part of their corporate estate, not subject to any trust.

I should like to draw attention to a passage contained in the considered written opinion given by that most eminent and learned lawyer, Lord Davey (then Mr. Horace Davey and afterwards Solicitor General in Mr. Gladstone's Government), in reply to certain questions put to him by the Royal Commission on the City Livery Companies (p. 50 of the Report). The passage is as follows :

“In my opinion the Commission will not be justified in recommending that the corporate property of the Companies should be taken from them by the State. I think that such an act of the Legislature would be an act of confiscation, and would not unreasonably shake the confidence of the owners of property in the security of rights of property. It must be remembered that the estates of these Companies have been recognised and held by the Courts of Law to be as much their property with as full right of disposition as the property of individuals.”

In his evidence before the same Commission, Lord Chancellor Selborne said “I believe them (the Companies) to be in law absolute and perfect masters of their own property as distinct from that which they hold in trust” (p. 189). As Lord Selborne was a member of the

Mercers' Company, it may be suggested that he was biassed, but no one could have accused Lord Davey of any sympathy or sentiment with regard to the City Guilds.

I had intended to have completed the account of the acquisition of the Hall site, with a history of the ancient buildings, which have stood or still stand thereon.

I found, however, that it would involve so much delay in the presentation of these notes, that I came to the conclusion to leave the subject to be dealt with on a future occasion, especially as I hope to be able to obtain the opinion and advice on technical points of architectural detail, of Mr. A. W. Clapham, who is both an architect and antiquary, and who is at the present time engaged in preparing a series of reports on ancient buildings, including our Hall, for the Royal Commission on Historical Monuments.

The history of the Hall has already been dealt with by Mr. C. M. Clode, not only in his "Memorials" and his "Early History" of the Company, but also in a pamphlet which deals exclusively with it.

Since he wrote, evidence and documents throwing further light on the subject have been discovered. I think, therefore, the time has come when the history of the Hall should be re-written, and more especially as both the "Memorials" and the pamphlet I have referred to are out of print.

It is hardly necessary to say so, but to prevent any misunderstanding, I should like to make it quite clear, that the views herein expressed by me must not be regarded as committing the Company or the Court of Assistants in any way.

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C O R N H I L L : W A R D

BISHOPSGATE

STREET

250

WITH SHOP

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OUTWICH RECTORY

S^T MARTIN'S
OUTWICH
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NEW

THREADE N E D L E

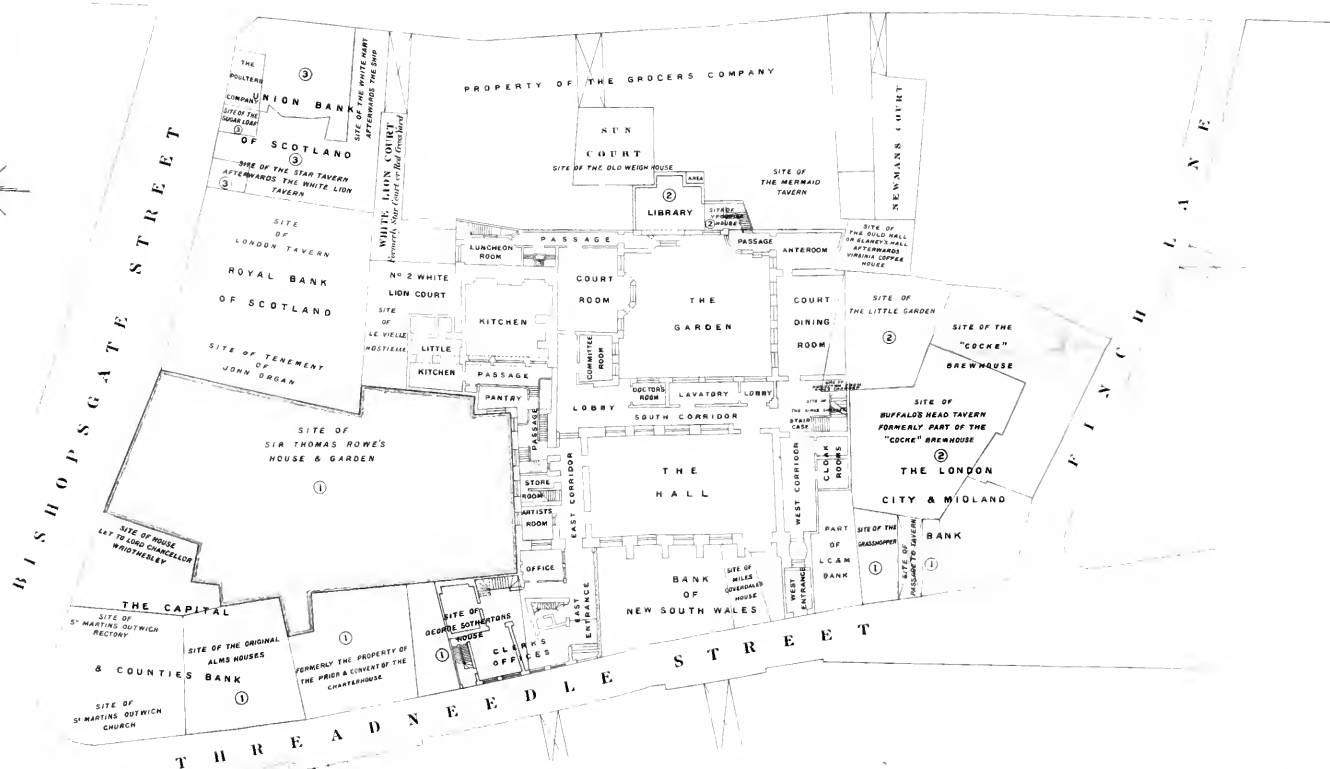
| | |
|-------------------------------------------------------------------------------------|--------------------------------------|
|  | in the Parish of St. Martin Outwich. |
|  | " " " " St Peter-apen - Gernhill. |
|  | " " " " St Benedictskirk. |
|  | " " " " St Michael's, Gernhill. |
|  | Represents Parish Boundary |
|  | Parish and Ward when coterminous |
|  | Ward |

Scale of Feet

R H MEW,
121 CANNON STREET,
LONDON, E.C.

GROUND PLAN OF MERCHANT TAYLORS HALL AND ADJOINING PROPERTIES BELONGING TO THE MERCHANT TAYLORS COMPANY.

C O R N H I L L



Scale of Feet



R. H. MEW,
121 CANNON STREET,
LONDON, E.C.

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